



JAMES CAPPLEMAN ALDERMAN, 46TH WARD

COMMITTEE MEMBERSHIPS

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES AND RULES

EDUCATION AND CHILD DEVELOPMENT

ETHICS AND GOVERNMENT OVERSIGHT

ENVIRONMENTAL PROTECTION AND ENERGY

HOUSING AND REAL ESTATE

HUMAN RELATIONS AND HEALTH

LICENSE AND CONSUMER PROTECTION

ZONING, LANDMARKS, AND BUILDING STANDARDS

June 30, 2021

Dear Lakeside Area Neighbors Association,

I want to thank you for the input that many of you provided regarding the 4600 N. Marine Drive proposal from Lincoln Properties. Your concerns about the future of Weiss Hospital and the concerns about gentrification are the same concerns that many others and I also share. In the past, I have always supported the majority vote of the 46th Ward Zoning and Development Committee, and under that circumstance, there would be no question of my support for this project after Northalsted informed me that their representative did not vote as he was instructed. Admittedly, this has never happened before, but there's always a first and that first happened for this project.

Still, this was a very close vote and it deserved more serious consideration before I made a decision. The following outlines the priorities that influenced my final decision:

Possible closure of Weiss Hospital

Weiss Hospital has changed ownership three times since I was elected in 2011. Each time, I've expressed concerns about the sale. I did the same when Pipeline acquired Weiss Hospital in a purchase that also included West Suburban Medical Center and Westlake Hospital. At the time of the purchase of these hospitals, Pipeline made a promise that all of them would remain open. That's why it was quite concerning when Pipeline broke their promise and soon afterwards closed Westlake. This action seriously damaged their credibility, and I've made that clear to them. Pipeline officials and the CEO of Weiss Hospital agreed that there was a breach of trust and spoke of all the money and work they're currently spending on upgrades to Weiss Hospital to enhance patient care. We were informed by the CEO of Weiss Hospital, Irene Dumanis, during the 46th Ward Zoning and Development Committee meeting that the entire proceeds from the sale of their parking lot will go toward program improvements at the hospital. I took a tour today of Weiss with a number of other elected officials and it's clear that substantial investment is currently in process.

In the meantime, Weiss Memorial Hospital is situated on a planned development site and any change in use for the hospital would have to have the support of me, the Plan Commission, the City's Zoning, Landmarks, and Building Standards, and City Council. Had Westlake had these same safeguards in place, Pipeline would not have been able to close it.

Gentrification

One of the strengths of the 46th Ward is the large number of government and nonprofit affordable housing units. Uptown, in particular, has more of these units than any other community area on the north side. We've shown other wards that affordable housing is an asset in making a strong community. Much of our affordable housing also includes our naturally occurring affordable housing that is privately owned. However, the problem we are facing now is that if we don't provide more apartments to meet the demand for upgraded units in the ward, developers will go after our naturally occurring affordable housing (as they have already done, building as of right) and I want to avoid that. A number of valid and reliable research articles have shown that building more apartments, including luxury units, will help stabilize or lower area rents.

Meeting the Affordable Requirements Ordinance (ARO)

This proposal is meeting the affordable requirement according to the ARO. A number of people have asked that the developer go beyond what's spelled out in the ARO. While I appreciate their push for more affordable housing, both the City's Law Department and the Dept. of Housing have directed City Council members to stay within the confines of the ordinance rather than make up their own set of rules. I will abide by the City's Law Department's directives.

The Developer's In-Lieu contribution to Sarah's Circle

Sarah's Circle has plans to build a 100% affordable building for women on the 4700 block of N. Sheridan, located a few blocks away. This organization provides housing for women who are either experiencing homelessness or who are at high risk for it. When Sarah's Circle applied for their loan with the Illinois Housing Development Authority, it was granted on the condition that the City of Chicago contribute the remaining \$3.1M to make their project's financing work. There were 3 options for the City to help finance Sarah's Circle's project: through a TIF; through the Affordable Housing Opportunity Fund (AHOF) or through an in-lieu contribution from this proposed development. In the case of the TIF, it would lessen an opportunity to help out the Bezazian Library. In the case of AHOF, it would mean that another very low income project in our ward would not have those funds available. The City's Dept. of Housing provided a letter stating a number of factors as to why the preferred option for funding Sarah's Circle's new project would be the in-lieu contribution from this development. While I appreciate efforts to get as much affordable housing within the proposed development itself, my job as alderperson is to look at the big picture of affordable housing in our ward, especially housing for those who are living on the streets or who are at high risk for experiencing homelessness. Unfortunately, we do not have enough housing in our ward for those who are most vulnerable. For that reason, I agree with the Dept. of Housing that this in-lieu approach would help address our extreme housing shortage for those at greatest risk for experiencing homelessness.

For the reasons above, I'm choosing to support the 4600 N. Marine Drive proposal from Lincoln Properties. There were many great counterpoints that were raised, but in the end, the positive aspects to this proposal outweighed the negative repercussions. Again, thank you for your feedback on this matter.

Sincerely,



Ald. James Cappelman, 46th Ward

July 13, 2021

A Statement In Opposition of the 4600 N. Marine Drive Rezoning

Dear Chicago Planning Commission,

My name is Anna Guevarra. I am a university professor and a researcher who has been studying, teaching, and writing about Uptown's history, an immigrant from the Philippines, and a Northside resident. My statement is written from this perspective.

I am strongly opposed to the rezoning of the Weiss Hospital Parking Lot on 4600 N. Marine Drive that will allow Lincoln Property Company to construct residential luxury housing for two reasons: **diversity and community**.

Uptown has been a portal for various immigrant groups - many of whom have been displaced from their home countries or from places and neighborhoods that have been subjected to various forms of structural violence that disproportionately affects the poor and communities of color. Whether it be policies that lead to deindustrialization, racial restrictive covenants, the prison industrial complex, or urban 'development' projects that are crafted for the rich, this structural violence has materialized in the increased pace of gentrification in Uptown, the disappearance of affordable housing, and the displacement of minoritized communities.

These minoritized communities included Native Americans forcibly relocated to various urban centers due to the 1952 Federal Relocation Program; Puerto Ricans who were displaced in the wake of Operation Bootstrap and the gentrification of Lincoln Park; Appalachians from the South who lost their jobs in the coal mines; African Americans fleeing the Jim Crow south; Japanese Americans who were relocated from the incarceration camps after WWII; East Africans fleeing from civil wars; and refugees from Vietnam, Laos, and Cambodia displaced in Uptown following the US intervention in Southeast Asia (see <https://dis-placements.com>). These communities made Uptown their home. However, according to the US Census and American Community Surveys, in the past 30 years alone, the racial demographics of Uptown reveals the whitening of this neighborhood. In the 1990s, the racial demographics of Uptown were 46.9% White, 24.6% Black, 27.4% Asian, and 22.6% Latinx. By 2010, the number of White residents in Uptown had escalated to 58% following a decline in the minoritized populations (Blacks at 20.4%, Asian at 18%, and Latinx at 14.2%).

Uptown was a place for migrants because of the large number of affordable housing, including Single Room Occupancy buildings (SROs) which provided a home for working

class people as well as former patients of mental health institutions (see <https://glas.uic.edu/las-undergraduate-research-initiative-lasuri>). But to date, Uptown has lost nearly half its SROs between 2008-2018 with over 1600 SRO units converted to market rate housing. Lawrence House is a prime example where it displaced over 180 SRO units and then converted it to a luxury building where a one studio apartment costs anywhere from \$960-\$1,277 per month.

As Tom Gordon, a former tenant of Wilson Men's Hotel and a community organizer for the Houseless communities expressed: (<https://dis-placements.com>)

"I lost my housing because they're selling the SROs--they're basically giving up affordable housing in this area. They're putting high rises and very expensive condos and things like that in the area, so we're fighting that and it's a big fight... I used to live at the [Wilson] Men's Hotel, and they shut it down and put people out. Now we get 2 more SROs that have been sold. The Lorali... and the Darlington. They're going to be putting people in the street again."

In sum, the disappearance of affordable housing and the creation of luxury residential units that people like Tom Gordon cannot afford will only lead to creating a community that no longer reflects the multi-racial and working class history of Uptown. Supporting this development will not revitalize or create community. A community is one where the people who are at the forefront of fighting for affordable housing are heard. And these voices are saying no to this luxury housing development. They are saying to honor the working class history of Uptown. They are saying to slow down this engine of displacement and urban removal policies that fuel gentrification. They are calling for building a community that is sustainable, equitable, and one that can continue to provide working class and poor people a livelihood where they can survive **and** thrive. You must listen to them. You, as the Chicago Planning Commission, have the power to uplift these voices and our communities.

Respectfully,

Dr. Anna Guevarra

July 12, 2021

Chicago Plan Commission
City Hall
121 N. LaSalle St. Rm 1000
Chicago, IL 60602

Dear Chicago Plan Commission,

My name is Chelsea Biggs and I am a mother, a public servant, and a passionate believer in cities as hubs to raise families, build connection/community, and push forward a more innovative and just world. I moved to Uptown five years ago with my husband to be close to a diversity of people, cultures, and incomes.

My husband and I pursued careers in the public and nonprofit sectors because we believe in a more equitable world. We see the immense need for interventions to support those who capitalism leaves out—the middle- and lower-income individuals and families, people of color, those with mental illness, those coming out of incarceration looking to start anew, etc. We know that with the right supports and opportunities everyone can thrive. And we saw and see Uptown as a community that provides the right opportunities and supports for all its residents to thrive.

That said, over the last 5 years we have seen the neighborhood changing at an alarming rate. High rise luxury apartments with mostly studio and one-bedroom apartments at luxury rents are causing the price to live in Uptown to skyrocket and make it impossible for families like mine to stay. With limited supply of larger units for families the cost of the available market is rising, making it virtually impossible for my growing family to stay. As we see our community bend and morph for the college-aged, predominately higher income folks, we are afraid that the neighborhood that so recently felt like it could be home, no longer feels like it is for families or that it breeds diversity.

I am deeply concerned about the sale of hospital land by a private equity firm to develop luxury housing—especially when that hospital serves so many Medicaid and Medicare recipients. Ensuring Weiss Hospital survives is personal for me. A couple of years ago, my husband was hit by a car while commuting on his bike to work. The driver sped off and we rushed him to Weiss Hospital where he received care. It was here for my family in our time of need, as it has been for people and families for decades. Our community and our city cannot afford to lose such a valuable resource for those who are in need of support from our government.

I am asking you; I am begging you to vote no on the development at Weiss Hospital. Our community and our city can do better for families like mine and for the people in most need of the supports of our beautiful city.

I'll leave you with a quote from President Franklin Delano Roosevelt, the president that created government as we know it today, to project and support ALL people. "If civilization is to survive, we must cultivate the science of human relationships—the ability of all peoples, of all kinds, to live

together, in the same world at peace.” If we allow what happened to Lincoln Park and Wicker Park to happen in Uptown, we will have failed the global majority that resides in our community.

Thank you for your time and your consideration.

Sincerely,

A handwritten signature in black ink that reads "Chelsea Biggs". The signature is written in a cursive style with a large, stylized initial "C" and "B".

Chelsea Biggs, MPA

Uplift High School Local School Council Representative

Clarendon Park Advisory Council Secretary

Lakeside Area Neighbors Association Resident

↩ Reply all ▾ 🗑 Delete 🚫 Junk 🚫 Block ⋮

Fwd: PRESS RELEASE Neighbors Oppose Proposed Building at 4600 Marine Drive

CW

Chris White <cwhite@onenorthside.org>

Tue 7/13/2021 5:19 PM

To: CPC



[Warning: External email]

Please include this open letter from Lake View Towers board member Diane Santucci in the public comment about 4600 N Marine Drive

Chris White

Senior Organizer

ONE Northside

4648 N Racine Ave

Chicago IL 60640

773-769-3232 x15

Cell 815-274-9635

cwhite@onenorthside.org

----- Forwarded message -----

From: **Chris White** <cwhite@onenorthside.org>

Date: Thu, Jul 1, 2021 at 3:22 PM

Subject: PRESS RELEASE Neighbors Oppose Proposed Building at 4600 Marine Drive

To: att <chicdiane7@aol.com>

PRESS STATEMENT

For Immediate Release

Contact: Diane Santucci 708-600-3643 chicdiane@aol.com

<https://www.lakeviewtowerschicago.com/>

Diane Santucci releases this statement in response to being denied her vote as the authorized representative of her association at the 46th Ward Zoning Committee.

CHICAGO Lakeview Towers Board Member Diane Santucci is opposed to a proposed development at 4600 N Marine Drive, which is on the opposite corner of the intersection from her building. Ms. Santucci has ample reason to believe the development will harm the quality of life of her building's residents:

Diane Santucci is a board member of the Lake View Towers Residents Association who describes themselves on their website with the mission statement and text below:

Lake View Towers Residents Association Inc. is a non-profit organization dedicated to promoting affordable, healthy and safe housing, initiatives and programs; combating community deterioration; strengthening the surrounding community; and networking with other non-profit organizations and tenant associations in the sponsoring of community wide educational programs and training for low income individuals that will assist them in enhancing the quality of their lives and community.

Eastwood by the Lake Condominium Association

811 W Eastwood Ave. Chicago, IL 60640

July 13, 2021

4600 N. Marine Drive proposed zoning change and development

Dear Chicago Plan Commission,

We are writing regarding the proposed 314-unit apartment development at **4600 N. Marine Drive**. We are residents and property owners living within 250 feet of this proposed development in a historic building, [Eastwood by the Lake](#). We would like to outline the concerns and why we oppose this development.

Two benefits of this development have been presented to the community, but in each case, the benefits were described as achievable by other means:

✓ **Profit to Weiss Hospital:** This development would profit Weiss Hospital through the sale of the land; however, note it was previously stated this was not necessary for their long-term financial success. These are the links to the community meeting(s) recordings where this was stated: <https://youtu.be/mpwlBtpZZts?t=5026> and <https://youtu.be/tyfBN-Phw5k?t=565>

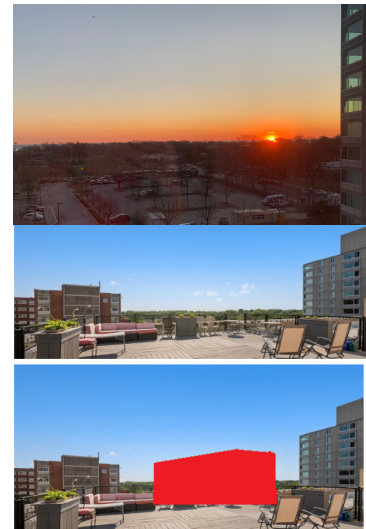
✓ **In-lieu fees to Sarah's Circle:** The contribution is the minimum legally required of the developer. Sarah's Circle is already secure in its funding as referenced in this community meeting <https://youtu.be/tyfBN-Phw5k?t=1837>

While we support both Sarah's Circle and Weiss Hospital in their missions, we believe the cons outweigh these benefits. Several points are important to illustrate why I oppose this development on this critical piece of lakefront property.

X Loss of Property Value for Local Homeowners / Investors

At [Eastwood by the Lake](#), one major impact directly to us is the loss of our light and our lake and park views. We are an owner-occupied condominium building with 47 diverse property owners who pay property taxes and who have invested our future in this historic lakefront property, in the Uptown community, and in Chicago. Our long-term homes will be profoundly degraded and devalued by this development. Weiss Hospital's private equity investors that are selling this land are based out of state, as is the company that is proposing this development.

Our building's views and natural light are two of our building's most important amenities. Analysis by real estate or property assessment specialists shows that our market values will decline with the loss of light and views. Property values are what drives property tax assessments, so reduced market rates will arguably negatively impact all the taxing bodies. Our residents, who all have access to the rooftop, would lose most lake, lakefront, and park views. We are very grateful for the one small sliver of a lakefront view and we don't want to lose that last piece of nature in the big city. Some of our owners are also concerned with rental competition as our area is getting so many new rental units it becomes difficult to compete.



X Significant Impact on Historic Building, Eastwood by the Lake

In addition to the individual loss of property value, we are concerned for the historical preservation of historically recognized Eastwood by the Lake. Our building's lakefront heritage includes that it was one of the [earliest Apartment](#)



Eastwood by the Lake Condominium Association

811 W Eastwood Ave. Chicago, IL 60640

[Hotels](#) in Chicago, built in 1912. The building has been identified as having landmark eligibility, and owners have been working with the Illinois Historic Preservation Agency on our application. In addition, the loss of views and natural light will make the building more expensive to heat and light in the cooler months that are still dominant in our latitude. Loss of sunlight and reduced ventilation also affect historic masonry, causing changes in water evaporation. The developer's Lakefront Protection Ordinance application indicates that the proposed building will have no impact, yet our building in the private lakefront zone will be profoundly affected by the shadow and the shape of the proposed building.

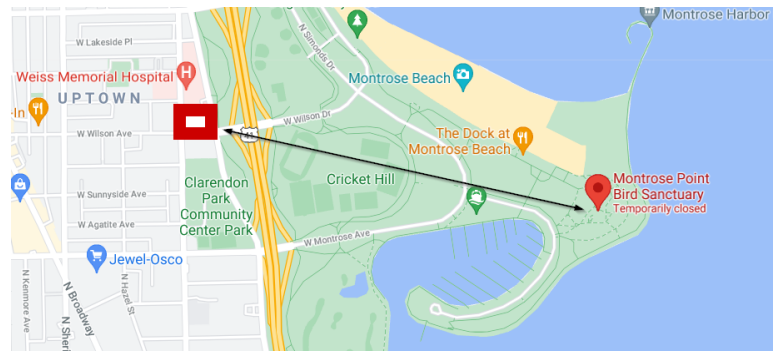
X Loss of Quality of Life / Natural Light / Potential Impact on Human Mental Health

We are also concerned about the extreme decrease of sunlight in the morning hours from the proposed building's shadow. It will negatively impact the surrounding neighbors. At Eastwood by the Lake, we will lose significant morning sun from the east. The developer only provided a sunshade study after 9 AM (link to Community Meeting <https://youtu.be/d6mqd0tGhCs?t=519>) but our most dramatic impact would be directly at sunrise and hours proceeding. The loss of views onto green space, water, trees, moon- and sunrise will negatively impact the mental health of residents. We value watching the sunrise and moonrise above the lake, seeing trees in our view, and stargazing on clear nights. These connections to nature helped residents make it through the pandemic in a densely populated area of the city. Many studies have shown the importance of such views for human health. Examples are [Green Space is Good for Mental Health \(nasa.gov\)](#) and many different studies from U of Illinois: [Landscape and Human Health Laboratory, University of Illinois](#).

X Impact on Important Nature Area & Wildlife

This is an ecologically rich area and a large glass building will undoubtedly bring more bird collision fatalities, regardless of precautions taken.

This development is one of the closest developments proposed next to our internationally recognized [Montrose Bird Sanctuary](#), an Important Bird Area where [endangered Piping Plovers](#) have been nesting for the last 2 years and tens of thousands of birds migrate through every year. Over 300 species have been recorded at this location. The community requested that the developer explore programs such as the Peregrine Falcon community program and Lights Out Program. The architect described bird-safe features, yet the Lakefront Protection Ordinance application offers no information or assurance on this important point.



X Minimal Developer Cooperation and Consultation during Design Process

The neighboring private lakefront owners and rental residents unfortunately were not consulted during the initial phases of the design process and feel that the impacts to our community could have been minimized if we were included for input. Our first meeting with the developer was less than 6 months ago, although they have been working through designs since January 2020. The developer has provided basic and standard responses to all of our concerns. We have genuinely tried to be involved with the process with the developers but they have not adequately responded to any changes or resolvable requests. This has been a very rushed process compared to other developments within near proximity. For example, the process for a development in East Lakeview at 3660 N. Lake Shore Drive began in 2018 and is only now going forward. The [alderman's website](#) illustrates the differences in projects.

X Increase in Car Traffic / Directly at Emergency Room Entrance

No traffic study was completed by the time of developer presentations in our ward, and none has yet been publicly vetted by state or city officials (Lake Shore Drive is an IDOT jurisdiction road). The area's traffic

Eastwood by the Lake Condominium Association

811 W Eastwood Ave. Chicago, IL 60640

dynamic is a critical discussion because the proposed development's garage entrance for this project is right by Weiss Hospital's ER entrance, which is off of Clarendon Avenue. A complicating factor in addition to the increase in deliveries and carshare traffic is that the North Lake Shore Drive Project is proposing closing Wilson Avenue on/off ramps despite a local referendum where 94% percent of voters in the adjacent Uptown precincts voted against such a risky move because it would negatively impact access to Weiss Hospital's ER entrance.

X Permanent Change to Lakefront Skyline

This is a once-in-a-generation opportunity that will convert this surface lot to housing for hundreds of new neighbors. This important site cannot be easily reverted to its prior unbuilt state, and there is no price on changing this landscape forever. Is this how we want to permanently alter the landscape of our limited Chicago lakefront? Would adding this former beach to Lincoln Park in keeping with the recommendations of the [CitySpace Plan](#) be a wiser course of action given the rapidly increasing density in the area?

X Loss of Parking

We are also concerned with the parking situation. Better coordination of existing parking spaces is needed because 1) there's a precedent in Planned Development 37 for sharing parking in the garage, which Weiss Hospital advised has 600 extra spaces and 2) because the bottom floors of the proposed development are parking, which does little to increase personal safety in the lakefront zones.

X Loss of Open Space

Another concern is regarding the impacts of additional density/residents. We live in a [densely populated area](#) and are concerned with an apartment development only adding to the density without clear benefits to the existing population.

X Concerns with Process of the 46th Ward Zoning and Development Committee

The fact that our ward's Zoning and Development Committee vote was so evenly split really indicates that the community is divided and this proposed building does not serve the residents of the area. The Committee initially rejected the project by a single vote margin at a public meeting, only to have the decision reversed after one member changed their vote within days at a second meeting that did not give any public notice or chance to participate. In addition, a vote was missing from Lake View Towers, a building across the street with 1500 residents. [See related article.](#)

Overall, we oppose this development and encourage you to vote **NO** on the zoning change and the Lakefront Protection Ordinance application. To summarize, here are the pros/cons identified for this development:

- ✓ Profit to Weiss Hospital
- ✓ In-lieu fees to Sarah's Circle
- X Loss of Property Value for Local Homeowners / Investors
- X Significant Impact on Historic Building, Eastwood by the Lake
- X Loss of Quality of Life / Natural Light / Potential Impact on Human Mental Health
- X Impact on Important Nature Area & Wildlife
- X Minimal Developer Cooperation and Consultation during Design Process
- X Increase in Car Traffic / Directly at Emergency Room Entrance
- X Permanent Change to Lakefront Skyline
- X Loss of Parking
- X Loss of Open Space
- X Concerns with Process of the 46th Ward Zoning and Development Committee

Thank you for your time and consideration as you weigh this decision. We appreciate your efforts to maintain Uptown's rich diversity, history, and connection to nature.

Eastwood by the Lake

Dear Members of the Chicago Plan Commission,

My name is Gayatri Reddy. I am writing today as a concerned resident of the Northside as well as a professor who has been researching the Uptown community for the last several years.

I write this message today to strongly oppose the proposed rezoning of the Weiss Community Hospital parking lot at 4600 N. Marine Drive. I oppose this rezoning for several reasons, three of which I will mention here:

1. **The need for affordable housing:** For decades, Uptown has been the neighborhood of choice for a diverse working-class population precisely *because* it had affordable housing. This has been rapidly changing in the last 15-20 years. Evidence of this change includes:
 - a. A drastic reduction in the number of affordable SROs or single-resident occupancies, as one of my students noted their research (<https://glas.uic.edu/las-undergraduate-research-initiative-lasuri/>). From 2008-2018, Uptown has lost nearly half of its SRO units. Over 1600 units were converted into market-rate housing between 2011-2014. Despite the SRO Preservation Ordinance going into effect in 2014, SROs have continued to be closed and its tenants pushed out. Notably, all of the SRO hotels closed in Uptown since 2010 have been lost to market-rate developments such as the one being proposed to be built in the Weiss parking lot by Lincoln Property Company.
 - b. While Chicago's overall homeless population appears to have gone down, there has been a significant increase in the homeless population in Uptown and other gentrifying neighborhoods such as Logan Square even prior to the pandemic, as a report by Josh McGee in DNA Info in 2016 has shown (<https://www.dnainfo.com/chicago/20160914/uptown/homeless-population-grew-uptown-logan-square-city-says/>). With the pandemic these past two years, working-class and even middle class economic and social precarity has only increased, with an uptick in homelessness in neighborhoods such as Uptown and Logan Square that have been adding a disproportionate number of luxury units.
2. **Preserving diversity:** For the last 75 years at least, Uptown has been a racially diverse neighborhood. Over the last 20 years, this is being rapidly eroded. As U.S. Census and ACS data indicates, the racial and class diversity in Uptown is dramatically shifting as more and more luxury apartments are built. In 2000, 42% of the Uptown population was white. Between 2014 and 2019, that figure has gone up to 54.2% even as every other race and ethnicity showed a decline. There has also been a corresponding increase in the median income, from \$47,315 in 2006-2010 to \$55,109 in 2015-2019. Diversity is precisely what the current alderman, James Cappelman, touts and capitalizes on, at the same time as he approves rezoning efforts such as this that *directly* contribute to shifting the demographics and affordability of this neighborhood, pushing out the poor,

racial minorities, and vulnerable populations such as the elderly and people with disabilities.

3. **Community Process:** Development is supposed to be for the people of the ward. When the parking lot of the *community* hospital, a hospital that serves the majority of the poor and working-class population of Uptown, is being converted to unaffordable luxury condos without an adequate process – either in terms of length or representation – for soliciting adequate input from those most impacted, that is not a democratic process, nor does it serve those most in need in the ward. Similar “developments” in neighboring wards such as at 3636 N. Lakeshore Drive (where East Lakeview Neighbors started a local process in 2018) and 640 W. Irving Park Road (where Buena Park Neighbors started a process on January 21, 2021) have not been rushed to the zoning and development committee yet, unlike this project at Weiss Hospital. In the case of Weiss, Lakeside Area Neighbor’s Association held its first meeting on Jan 28th, 2021, and the alderman rushed the proposal to his Z & D committee on April 29th. In addition, the democratic deficit is evident in the representation of the Z&D committee. What does it say about community process when a neighboring, majority low-income building such as Lakeview Towers, is actively denied a voice, and instead not only is the North Halsted Business Alliance given a voice, but it is allowed to change its vote after the meeting where votes were counted? With this changed vote, the rezoning proposal “passed” by one vote. Surely any elected official worth their salt would pause and question why *half* their advisory committee voted against this proposal? Surely, they would question if the committee that “voted” for the proposal was adequately representative of the neighborhood. Surely, they would question if adequate environmental risk assessment surveys had been done, prior to rushing through the process. Apparently not, in this case.

While I could say more, I will stop here and ask a simple question: who is “development” for, if not for the people? If the everyday people living and toiling in the ward (and not just businessmen/women) are saying this is not what they need, surely, we need to stop and listen? For all these reasons (and many more), I strenuously oppose the rezoning of the Weiss Hospital parking lot at 4600 N. Marine Drive.



SEIU HCII

Illinois ■ Indiana ■ Missouri ■ Kansas

Greg Kelley
President

Erica Bland-Durosini
Executive Vice-President

Maggie Laslo
Secretary-Treasurer

Vice Presidents:

Jaquie Algee
Shaba Andrich
Jessica Angus
Felecia Bryant
Faith Arnold
Bernita Drayton
Myra Glassman
Anne Igoe
Lenny Jones
Paige Kelly
Tiara Lloyd
Sylvia Martinez
Beth Menz
James Muhammad
Shawndra Robinson
Jaqueline Rodriguez
Brynn Seibert
Aly Young

Board Chair:

Maria del Carmen Macias

Illinois

2229 S. Halsted
Chicago, IL 60608
Phone: 312.980.9000
Fax: 312.939.8256

Indiana

1800 N. Meridian Street
Indianapolis, IN 46202
Phone: 317.927.9691

Missouri

5585 Pershing Avenue
St. Louis, MO 63112
Phone: 314.533.3633

July 12, 2021

Comments to the Chicago Plan Commission regarding 4600 N. Marine Dr.

SEIU Healthcare Illinois-Indiana submits these comments regarding the proposal to build a 314-unit residential building on a parcel in the Uptown neighborhood owned by Weiss Memorial Hospital. We have a number of concerns, which are set forth below.

The criteria of Planned Development 37 treat the Weiss Memorial Hospital campus as a major development node for the Uptown neighborhood. The hospital and medical office building are the main provider of health care and major employer located in the neighborhood. Amendments to the Planned Development criteria and the Lakefront Protection Ordinance application from Lincoln Property Company National LLC and Weiss Property Holdings LLC as owner raise concerns about the future of the hospital campus.

Weiss Memorial Hospital operated for decades as a community hospital, independently and then affiliated with University of Chicago Medicine, until recently it has been bought and sold between a series of for-profit entities. We raise these concerns in the context of the current owner, Pipeline Health. Since acquiring three hospitals in Chicago and Cook County in early 2019, Pipeline Health has closed one hospital, threatened to close another, and at Weiss is seeking to sell part of the campus for apartment development.¹ We share the concerns many in the surrounding community have about whether Weiss Hospital will continue as a site of care.

The way in which Pipeline closed Westlake Hospital in Melrose Park was highly exceptional. In its change of ownership application, Westlake said it would maintain the previous level of charity care provision for at least two years after the change of ownership as well as maintaining services and levels of care, then three weeks after the transaction went through applied to close the hospital.² Melrose Park sued Pipeline for

¹ Pipeline's closure of Westlake Hospital is described in the following paragraph. On closing West Suburban Medical Center: "After major shakeup, West Sub pulled from the brink — for now." *Austin Weekly News*, June 25, 2021. <https://www.austinweeklynews.com/2021/06/25/after-major-shakeup-west-sub-pulled-from-the-brink-for-now/>

² Illinois Health Facilities and Services Review Board exemption E-004-19 - Westlake Hospital, Melrose Park, Exemption Application 2/21/2019. <https://www2.illinois.gov/sites/hfsrb/Projects/Pages/Westlake-Hospital,-Melrose-Park--E-004-19.aspx>. Change of ownership for Westlake, West Suburban, and Weiss Memorial was completed on January 28, 2019, according to Pipeline's notification to the HFSRB.

fraudulent representations to village officials and to the State of Illinois.³ In order to close the hospital despite ongoing legal and regulatory proceedings Pipeline placed Westlake in Chapter 7 bankruptcy.⁴ Later during bankruptcy proceedings, the bankruptcy trustee exposed that closing Westlake had been a term of the purchase agreement for the hospital, meaning Pipeline had made statements it knew were not true.⁵ This is completely inappropriate conduct for a major provider of health care, in our view, and raises concerns about the trajectory of Planned Development 37 as a planned development centered on Weiss Hospital under the control of Pipeline.

PD 37 since its initial designation in 1965 has been centered on Weiss, has included other health-related and ancillary uses, and, for most of its existence, consisted only of a set of parcels owned by the hospital. The configuration of uses has been stable also, with health care uses in the portion fronting the park and the lake.⁶ This is consistent with the purposes of planned developments in the Chicago Zoning Ordinance given that the hospital campus is a major development and significant at the level of the character of the neighborhood. The proposed amendment to PD 37 would undo this. In addition, the 314-unit residential building would affect the interaction with the lake in ways not addressed in the LPO application, namely whether the development in fact integrates well in the existing neighborhood fabric; whether there would be harmonious interaction between lakeshore parks and community; and whether the development implements the purposes of the LPO.⁷

The main change in PD 37 in its decades of existence so far, however, has been the elimination of hospital worker housing and sale by the hospital of 4600 N. Clarendon, the parcel just west of 4600 N. Marine Dr., to a private for-profit developer. The parcel was included in the initial designation of PD 37 as housing for hospital workers. Criteria were revised in 2017 to allow Horizon Group to develop 165 residential units including 9 below the second floor.⁸ As the largest union of health care workers in the Midwest, we have a particular concern for the availability of affordable workforce housing, including specifically in the Uptown neighborhood of Chicago. The health care sector is a major employer of low-wage workers.⁹ Members of our union in Uptown and nearby neighborhoods are increasingly housing cost-burdened. Workers and their families need to be able to stay near their jobs in health facilities in Uptown and adjacent neighborhoods that are still less affordable.

³ Village of Melrose Park v. Pipeline Health System LLC et al. Copy in HFSRB files of Complaint dated March 7, 2019. <https://www2.illinois.gov/sites/hfsrb/Projects/ProjectDocuments/Exempt/E-004-19/2019-03-11%20E-04-19%20Complaint%20Melrose%20Park%20vs%20Pipeline.pdf>. Pipeline paid Melrose Park \$1.5 million to settle this case in July 2020. <https://www.chicagotribune.com/business/ct-biz-melrose-park-westlake-hospital-settlement-closure-20200728-3kndx4e37jgutpu22oqkfioc3m-story.html>

⁴ "Westlake Hospital set to close Friday despite ongoing legal battle." WGN News, August 9, 2019. <https://wgntv.com/news/melrose-park-files-emergency-motion-to-stop-westlake-hospital-from-shutting-down/>

⁵ "Westlake's owners never intended to keep the hospital open." *Crain's Chicago Business*, June 15, 2021. <https://www.chicagobusiness.com/health-care/westlakes-owners-never-intended-keep-hospital-open>

⁶ Planned Development 37 documents, Chicago Department of Planning and Development. Accessed July 12, 2021. https://gisapps.chicago.gov/gisimages/zoning_pds/PD37.pdf

⁷ 4600 N. Marine Drive LPO application, pages 13 and 15. Accessed July 12, 2021. [https://www.chicago.gov/content/dam/city/depts/zlup/Planning_and_Policy/Agendas/cpc_materials/07_2021/Lincoln%20Property%20-%204600%20N.%20Marine%20-%20Submitted%20Lakefront%20Protection%20Application%20\(Complete%20TBD\)\(181246719.1\).pdf](https://www.chicago.gov/content/dam/city/depts/zlup/Planning_and_Policy/Agendas/cpc_materials/07_2021/Lincoln%20Property%20-%204600%20N.%20Marine%20-%20Submitted%20Lakefront%20Protection%20Application%20(Complete%20TBD)(181246719.1).pdf)

⁸ Planned Development 37 documents, Chicago Department of Planning and Development. Initial designation and amendment documents from 1965 and 1969.

⁹ See for example Habans, Robert and Robert Bruno, *Hospital Service Work in the Chicago Region and Illinois: Stagnant Wages in a Growing Sector*. University of Illinois at Urbana-Champaign School of Labor & Employment Relations, August 30, 2018. <http://publish.illinois.edu/projectformiddleclassrenewal/files/2017/11/Hospital-workers-study.pdf>

As union of health care workers representing over 90,000 workers, the plurality of whom live and/or work in Chicago, we have serious concerns with the applications regarding 4600 N. Marine Dr. as described above. We are concerned about health care access in the community of Uptown and adjacent neighborhoods, the continued use of the area within Planned Development 37 as a site of care, and the conduct of Pipeline Health. We are concerned as well about the effect of the development on housing affordability in the surrounding neighborhood.

We appreciate the opportunity to comment to the Plan Commission on these matters.



Anne K. Igoe, Vice President Health Systems
SEIU Healthcare IL

4600 N Marine Testimony

Jacqueline Patterson <j.r.patterson8@gmail.com>

Tue 7/13/2021 3:22 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Hello,

I am an Uptown neighbor and I oppose the rezoning of Weiss Hospital land and the development of luxury housing at 4600 N Marine for three reasons:

1. It will make rents unaffordable for my low income and BIPOC neighbors
 1. Uptown needs affordable housing. There has been so much luxury construction in the past neighborhood that has changed the fabric of the neighborhood, making it unaffordable for those, largely Black and brown neighbors, with a low wage, and especially unaffordable for families. We do not need more luxury housing. Period. We need affordable housing for our low income, BIPOC neighbors, and especially for our houseless neighbors. This development (even with the small donation to Sarah's Circle) will further exacerbate the housing crisis in Uptown, making more of our neighbors houseless or pushed out of the neighborhood. **As this disproportionately affects our Black and brown neighbors, approving this rezoning and construction is a racist action. As this disproportionately affects our low income neighbors, approving this rezoning and construction is a classist action.**
2. Weiss Hospital will be at risk of closure
 1. Pipeline has a known track record of promising they won't close the hospitals they buy, and then closing them anyway. Weiss hospital serves a large population of Medicare and Medicaid patients, and thus its closing would vastly make healthcare, a human right, inaccessible to our elderly and low income Uptown neighbors. Weiss hospital is also the only center in the area for gender confirmation surgery; its closure would put our trans neighbors at risk.
3. The process Alderperson Cappleman has designed for input and approval is heavily flawed and biased towards the wealthy and white people.
 1. On Cappleman's planning committee that he uses for input, there is only one person of color out of 40 people. Uptown is one of the most diverse neighborhoods in the city, and yet **Cappleman has selected a committee that is 98+% white to have a vote.** How is that representative of what the community wants and needs? It isn't. Cappleman is solely interested in the money he can get from real estate interests and wealthy white donors. Further, a substantial percentage of the committee are members of the Uptown Chicago Commission, which is an organization that worked to elect him in 2011. Additionally, there is no easy way for a resident of the ward to find out who represents them on this committee and provide them their input. There is no clear criteria for how a block club or building or organization can get on his committee, and there are many organizations and buildings representing low income and BIPOC neighbors that continue to try to get on the committee and have a vote but are declined again and again. This is not a fair process. It is a racist and classist process. Therefore, in order for Cappleman to get real approval

from the community, there must be a transparent process in place that includes all neighbors of all backgrounds and not just white affluent neighbors.

Thank you,
Jacqueline Patterson

Weiss Hospital Proposed Development Written Testimony

Karen Turner <rocksaremybones@gmail.com>

Wed 7/14/2021 8:05 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Weiss Hospital testimony July 11, 2021

My family and I have lived in Uptown for over 27 years. We have raised our children here. Just as the neighborhood is ethnically & economically diverse, so are the spaces we have shared as a community: the Lakefront, Montrose Point Bird Sanctuary, Margate and Clarendon Park. The City in a Garden has been accessible to all in Uptown, and that ecology has nourished its residents.

But Uptown has been in the thrall of development without thought to balance. The very heart of what makes this community so beautiful, that is, the diversity of peoples and green spaces, is being torn apart. High end real estate developments spring up in nearly every block, families are forced out due to higher rents, schools are closed, SROs that were a lifeline for our neighbors to be housed are shut down.

And now, Lincoln Properties, an international developer with no roots in Chicago, is proposing a 12 story upscale structure in the parking lot of Weiss Hospital. Weiss Hospital, our last community hospital in this area, which provides services to hundreds of low-income residents each year, as well as being famous for many specialties, including its center for Gender Confirmation Surgery. Weiss' new owner, Pipeline, has already sold one hospital off, and cannot be trusted not to do the same to Weiss. If Pipeline wants to develop the parking lot, turn it into low-rise, low-income housing with additional green space!

A few blocks from Weiss there are 2 communities of houseless residents living under the viaducts at Lawrence and at Wilson. These residents have long been harassed by Alderman Cappleman for simply trying to survive. Why are they under the viaducts? Because feasible housing has disappeared from Uptown! If there is anything Uptown needs, it is more affordable housing, not another luxury development!

The so-called studies that have been provided in support of 4600 Marine Drive development are hogwash. No accurate feasibility study could ignore that Weiss emergency room would be mere feet from the development. Vital medical services would suffer. The congestion & traffic flow would be a nightmare. The building would block neighbors' views and degrade the neighborhood's green space.

Some of our businessmen and politicians may also try to cite the money funding Sarah's Circle new construction as a reason to allow this luxury housing at Weiss. These monies are only offered so Lincoln does not have to put more affordable units in their luxury proposal. The fact is that Sarah's Circle should have this funding already, and should not be used as leverage to broker a deal. The strings attached to this project are connected to deep pockets, and are wound tightly around our throats.

Weiss is on Lakefront land, less than a mile (as a bird flies) from Montrose Point Bird Sanctuary, less than a mile from public beaches of Lake Michigan. You as the Chicago Plan Commission are tasked with a Landmark decision. You are guardians of a vision to keep the Lakefront open, clear and free, to be enjoyed not just by the rich or tourists but by everyone. Please consider the balance and ecology of Uptown and the Lakefront as you make your decision. Remember the history and struggles of Uptown and honor the rights of every resident here to enjoy our neighborhood and make a home.

We don't need more luxury housing in Uptown. We need truly affordable housing, we need diversity, we need green space. The Weiss Hospital development by Lincoln Properties is a huge mistake.

Thank you, Karen Harvey-Turner, resident, retired librarian of Bezazian Branch of Chicago Public Library, and Advisory Member for Chicago Union of the Homeless.

4600 N Marine

Katelyn Breen <katelynabreen@gmail.com>

Wed 7/14/2021 10:01 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

As a resident of Uptown I am against rezoning Weiss Hospital land in order to develop more luxury condos/apartment. Over the past decade, Uptown has lost over 1000 units of affordable housing. This gentrification is gross and not welcomed in my community!

Thank you,
Katie Breen

Written Statement for July 2021 Plan Commission Hearing

Dear appointed and elected members of the Chicago Plan Commission:

Regarding Property Address: 4600 N. Marine Dr. (Uptown, 46th Ward) - LPO Application & PD Application

I live at and own my condo 1000 feet from this proposed 314 unit residential development and I have lived within 0.5 miles of Weiss Hospital for 14 years. I am adamantly opposed to this development as it is currently presented for several reasons: the community's feedback/ideas for this project are being disregarded, the feedback process has been limited and rushed despite being in a pandemic, this land is intended to support the community and hospital (the whole purpose of Planned Development 37) – not to be portioned off as excess land, the price of the units are too expensive for many current residents/families of this area to afford (myself included), this project will accelerate gentrification in Uptown, and I do not trust the current owners of Weiss Hospital - Pipeline Health due to the abrupt closure of Westlake Hospital.

You will hear in the presentation that there were 8 community meetings between January 2020 and June 2021. This is false. While this project has been in the works with the Department of Planning and alderman Capplemen since early 2020, our local community was not made aware of this until late 2020 during the holidays. The first meeting with anyone aside from the alderman happened in November 2020 with a closed-door meeting with the Uptown United Development Partners - not the immediate community or general public. Then in January 2021, the local block club met with the developer, so the only meetings open to the community that took place started in January 2021 and ended in June 2021. It is illogical that the developer refers to the "community process" that started in early 2020, which was conversations during a pandemic with the Department of Planning and Development, the local alderman, and the Uptown United Development Partners – and did not include the local block clubs/neighbors that border it until January 2021. Alderman Capplemen could have scheduled a community-wide meeting about this (which is his standard process for projects like this), but he said this was *not possible* due to the pandemic and he decided to have the local block club meet with the developer without the wider community being able to hear about the project. During the pandemic, alderman Capplemen uses Zoom to host various other community meetings on a regular basis, so this was definitely an option that he could have had for a wider community meeting about this. Instead, this was left to the local block club and the 46th Ward Zoning and Development Committee – which voted on June 10, 2021 to not approve the zoning change by a margin of 1 vote. This was overturned in a very suspicious change of vote from No to Yes the following week by a group that had initially planned to abstain. Another member of the committee, who happens to be in the building that is across the street from this proposed development, who tried to vote to oppose the change was not allowed to participate in the vote. So, when you hear that alderman Capplemen supports this change because the community advisory group of the 46th Ward Zoning and Development Committee approves it, please know that this is not the full story. Much of the committee opposed it and a strong majority of those who live nearby do as well.

In addition, I believe that there are several valid reasons to object to this building as it is currently proposed.

1. Current Zoning – The current PD does not currently allow for this particular use (residential) in this subarea, since this project would not be limited to housing for the hospital staff. In addition, the developer is seeking to increase the allowed Floor Area Ratio for the whole of Subarea A1, which includes a portion of the current hospital (Subarea A-1B: Current FAR 3.0, proposed FAR 3.36), not just the proposed building (Subarea A-1A: Current FAR 3.0, proposed FAR 6.62). This perplexes me as the plans only show work on the residential building, not the part of the hospital that shares that piece of the Subarea 1. Is this an error that

needs to be addressed? This seemed really odd to me. When we asked about the FAR in meetings with the developer, we were not given clear answers as to how this is being calculated or how the hospital will gain FAR from this project and zoning change.

2. Limiting Land of Historic Community Hospital - Changing the zoning of this site from hospital, research, medical, professional, offices, retail, restaurant, parking uses to residential is an unprecedented change for this historic site. We will be losing potential future jobs for the area if that land is not available for future hospital expansion or a similarly compatible workplace in the neighborhood. With the newly opened Wilson Station within walking distance, this change needs to be weighed carefully. Pipeline Health, the new owner of Weiss, has not been trustworthy in the past. It closed Westlake Hospital after being permitted to purchase it from Tenet, despite promising the state and the Village of Melrose Park that it would keep the hospital open. Pipeline ended up paying Melrose Park \$1.5 million owing to the litigation that followed. Pipeline is still in bankruptcy court and is subject to a class action suit by former Westlake employees for alleged violation of federal employment law. So, I do not trust Pipeline to keep Weiss open long-term if this portion of their property is sold. We have asked for a good-faith gesture to show us the terms of the sale of Weiss from Tenet to Pipeline, but they have repeatedly declined. We do not know what Pipeline's acquisition agreement for Weiss entails, but it is worth noting that the Westlake bankruptcy transcripts show that Pipeline's acquisition agreement with Tenet required it to close that hospital. I am deeply concerned that the hospital will close in a couple of years, and especially if this sale and zoning change of this Subarea A-1A of PD 37 is allowed to take place.

3. Cost and Size of the Units - We have many similar housing projects in this area that are not affordable to many professionals, recent college grads, and graduate degree holders. For me personally, on my salary with a graduate degree in nursing, I would only be able to afford a studio apartment at the rates that they have said they would list the units. If I (or a similar salaried person) wanted to raise a family in that building, I would not be able to afford the larger units. The developer has said that they do not anticipate many families moving in and that is not who they market to in their buildings. This breaks my heart as our area needs more family-sized units with so many studio and one-bedroom units in this area. I know many families who have had to leave Uptown as they cannot afford to rent or buy larger units when they have children. This is unfortunate for the community as a whole because there are several high-quality walkable schools, great transit, and a beautiful part of the lakefront that should be available to everyone who wants to live here. In addition to families being pushed out of the area, people with much lower incomes are living on the streets while Uptown is being further developed. Many streets around here have new market rate apartments being built or recently completed. Yet, the number of homeless is increasing, not decreasing despite about 2000 new or soon to be built units going up within 10 blocks of Weiss Hospital. This proposed building will only add to that problem as only 8 of the units are affordable. I love the mission and presence in my neighborhood of Sarah's Circle and look forward to their new building down the street from my home. However, I do not think that it is a fair decision that we have to accept this project at 4600 N Marine Dr in order to support the homeless women who will be served and housed by Sarah's Circle. There are many other ways for Sarah's Circle to get the funds secured through the Chicago ARO program, unrelated to this project. This is not a good long-term solution to help our community as a whole. By the project only having 8 affordable units on site, our community loses 23 affordable units that we will never get back – and the units at Sarah's Circle will be built no matter what happens with this proposal at Weiss.

4. Lake Michigan and Chicago Lakefront Protection Ordinance - The proposed project at 4600 N Marine Dr. will completely change the neighborhood, change the character of the Planned Development, and literally

cast permanent shadow on neighbors and the hospital, all while driving property values and liveability down of the immediate neighbors at 811 Eastwood, 4600 N Clarendon, and for a portion of 4550 N. Clarendon. This building also contains a large amount of glass and is adjacent to a park that migratory birds use to navigate between their summer homes in North America and winter homes in Central and South America. Bird strikes are common at buildings, especially those with large areas of glass (including many “bird safe” glasses) all along the lakefront. Recent studies have shown that Chicago is the most dangerous metropolitan area in the contiguous U.S. for migratory birds. These kinds of negative impacts are among those that the Lakefront Protection Ordinance can hopefully help to mitigate with proper review and scrutiny of projects in this area. I want to remind the members of the Chicago Plan Commission: The Lake Michigan and Chicago Lakefront Protection Ordinance recognizes that the City's Lake Michigan shoreline possesses **special environmental, recreational, cultural, historical, community and aesthetic interests and values that require protection and preservation**. Please preserve and protect this parcel of land as you are expected to do and do not allow this project to proceed as it is currently designed.

5. Shape and Height – In early 2021, my local block club met virtually with the developer to voice concerns about the scale of the project and the impacts to our local area. The developer made clear to us that the plans were adjusted and approved by the Department of Planning in early 2020 (prior to anyone in our immediate community being brought to the table for discussion of this plan). So, we have been told any changes that we requested are not able to be incorporated at this stage of the process. You will hear in the presentation that the community requested seven items that are now included in the plans. These items are such minimal requests and are things that every developer who wants to build in our city should already plan to incorporate (bird safe glass, noise reduction glass, rideshare loading zone, responsible landscaping, and electric vehicle charging). However, *you might not hear* about the numerous other ideas in regard to building shape and massing that were not considered since the plan had been pre-approved by DPD by the time the community could weigh in. Prior to any actual community input, the DPD’s only major suggestion for this project that has a wide footprint was to shorten it by 2 stories, from 14 to 12. We have made many suggestions to the developer that would allow more light and air to 811 W Eastwood and 4600 N Clarendon as well as to preserve some views to Lincoln Park and the Lake (which is in keeping with the Lakefront Protection Ordinance), but they have not been receptive to our suggestions. The presentation you are seeing today is the first time that I am seeing the different massing studies that were reviewed – and I personally think that M1 would have been a better option and would allow for less obstructed views of Lincoln Park and Lake Michigan from the neighboring buildings/sidewalks/hospital. Two main adjacent properties - 4600 N Clarendon and 811 W Eastwood - will lose their views of this portion of Lincoln Park and Lake Michigan because of option M5 for massing the building. The shapes of buildings in the city are regularly changed to mitigate negative impact on neighbors and such a change is a very reasonable request in exchange for such a dramatic change to the PD 37.

Thank you for your time and attention to this extremely important issue. I sincerely believe that if this project is allowed, it will have numerous long-term negative impacts on our shared lakefront section of Uptown, which is beloved by so many diverse people, organizations, and birds who live here year-round or migrate through this portion along the lake.

Sincerely,

Ruth Castillo

900 block of West Lakeside Place

July 12, 2021

To: Chicago Planning Commission
From: Michael Rohrbeck, Executive Director

Re: Testimony – 4600 N Marine Drive

Voice of the People in Uptown, is a community-based, tenant-controlled, affordable housing and collaborative service organization, which for more than 50 years has made affordable housing possible, through direct development efforts and by supporting other new and existing organizations with a similar commitment to “Development Without Displacement”.

As decades have passed, private investment in Uptown has increased, as has displacement of residents - mostly low-income people of color. The community still enjoys a modicum of racial and economic diversity, largely due to the herculean and consistent efforts of many affordable housing, community service, and advocate organizations.

Now, with land and real estate costs being so high, every bit of effort is required to mitigate the negative impacts of gentrification. In part, this needs to be done by locking in affordability where we have it, and ramping up new housing opportunities, social and economic services that help people to stay in Uptown -- to enjoy the improvements made in safety, recreation, health, education, and retail services. Each development proposed in Uptown must be scrutinized through this lens and analyzed for its net impact on economic and racial diversity. No developer should invest tens of thousands in planning and development with the assumption they can change zoning or win favors from the City of Chicago.

Viewed from this context, the proposed development does not measure up positively for the long term, nor the short term.

- The new management, like most high-end developers, will not affirmatively recruit persons and organizations with rent subsidies for market and “affordable” apartments. If overt and covert ways are used to avoid processing such applications, this would stand in stark contrast to city policies meant to stop discrimination based on source of income.

- Though applicants should be eligible for affordable units if their incomes are between 0-60% of Area Median Income, in actuality, those who are selected for the small units on site, will be those whose incomes are at or above 50% AMI i.e. between about \$50-60,000 per year. Such persons may not be wealthy, but their incomes are far above the market demand and needs in Uptown, especially for families. The project as a whole will serve to accelerate gentrification and reduce diversity.
- The Weiss development plans include a large funds transfer to another proposed development, a concept that our organization can be supportive of if the amounts are adequate and the original development has merits. It is put forward in a way that assumes that this affordable housing project would not get done “BUT FOR” the support of the Weiss Development. However, the Sarah’s Circle proposed development that is referenced will be one that enjoys community support, and will (if ready and worthy) win funding from the City with pending, massive influx of Covid Relief housing monies to be available soon. Our organization will fight to make this happen.

Unfortunately, the Weiss Hospital development does not make sense on its merits, affordable housing and gentrification concerns notwithstanding.

- Hospital, health and education services are of paramount importance to our community... not just with short-term infusion from a real estate venture, but with long-term possibilities for the Hospital land and buildings. By doing construction on this parking lot, potential is lost for all kinds of future expansion of services, education and job opportunities.
- The owners have already shown at Westlake suburban location that their priority is investment in real estate over investment in health care. We recognize and support improvements happening at the hospital, but these owners cannot be trusted long term, except as flippers... and hospitals, with no land to expand, have limited market appeal to real health care companies. The role of the City must be to help advance health services and investments, and to structure dis-incentives for future sale or bankruptcy filings.
- This development is on treasured public land, where few exceptions are typically made for residential developments or institutions. It will cause increased congestion, cars, and population density just where we don’t want it – right on the lakefront. It would not be acceptable for any reason up and down the lakefront, but for the fact that it is associated with the hospital.

I personally am a patron of health care services at the hospital and a nearby resident. I have used hospital and rehab services, and walk and ride by this nicely landscaped parking lot routinely. Sightlines from the west to the lakefront park are relatively unobstructed. Placing a high rise here would support a for-profit purpose, but not a public purpose.

In representing an affordable housing organization, and as a resident and a citizen, I and we are asking the City of Chicago to *Just Say No*.

July 15, 2021 mtg - property at 4600 N. Marine Drive

Carol Contreras <contreras_carol@yahoo.com>

Sat 7/10/2021 12:59 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

I am opposed to changing the zoning at Weiss Memorial Hospital in the main parking lot,

there is a need for this hospital in uptown and also for affordable housing. I have seen new properties and rehabs and the result is the rents are certainly not affordable.

Written Statement on the Consideration of the Planned Development at 4600 N. Marine Drive 60640

Timothy Langston <timlan987@gmail.com>

Sun 7/11/2021 8:02 PM

To: CPC <CPC@cityofchicago.org>

Cc: Timothy Langston <timlan987@gmail.com>; Carla Langston <chldesign2@gmail.com>

[Warning: External email]

July 11, 2021

Timothy Langston
Carla Hill-Langston
4415 N. Beacon Street
Unit G
Chicago, Illinois 60640

Chicago Plan Commission
121 N. LaSalle Street
Room 1000
Chicago, Illinois 60602

To the members of the Chicago Plan Commission:

We are Timothy and Carla Langston. We have been homeowners in the Uptown neighborhood and in the 46th Ward for the last 29 years. We're writing to you today in advance of the Plan Commission meeting scheduled for July 15 to urge you to reject the application by Pipeline Health and Lincoln Property Company for a zoning change for the property located at 4600 N. Marine Drive; this property is currently a surface parking lot for Weiss Memorial Hospital, and the sale of this lot is contingent upon the proposed zoning change. Our two primary objections to the proposed change are, in brief:

1. We believe that the type of housing being proposed is not the type of housing that is most critically needed in Uptown.
2. We believe that the sale of the lot may be a precursor to the closing of Weiss Hospital itself.

Lincoln Property proposes the building of a 12-story 314-unit rental residential building on the property in question; almost all of these units will be studio and one-bedroom apartments. Only 8 of these units are slated to be affordable units; most of these units will be leased for nearly \$2,000.00 per month. There is a shortage of

housing stock in Chicago, and in Uptown, more than half of all renters are considered “rent-burdened”; this means that more than 30% of their monthly household income goes toward the cost of housing. What Uptown needs are more of the kinds of units (including 2- and 3-bedroom apartments) that will accommodate families who wish to stay in the community, and at prices that will allow people to thrive in the community.

Then there is the matter of the sale of Weiss Hospital. In 2019, Weiss was sold to Pipeline Health, along with two other area hospitals, West Suburban Hospital in Oak Park, and Westlake Hospital in Melrose Park. Pipeline, it should be noted, is not a medical services organization, but a California-based hedge fund. At the time of sale, public promises were made by Pipeline to keep all three of these hospitals functioning, but a short time after the closing of the deal for the purchase, came the closing of Westlake Hospital. It was later revealed that the closing of Westlake had been one of the contractual conditions of Pipeline’s purchase of that hospital all along. The closing of Weiss Hospital would be devastating to both the Uptown neighborhood and surrounding communities, both in terms of the loss of access to healthcare, and the loss of employment. We don’t believe that we can trust the promises of a proven bad-faith actor to do what is in the best interest of Uptown, or any other community. And we don’t believe that we should incentivize a potential Pipeline belief that it would be profitable for them to engage in the real estate business at the expense of one of Uptown’s greatest community assets.

These are our primary objections to the proposed zoning change. In the interest of brevity, we won’t list our many other objections. We hope that what we’ve written will be sufficient to persuade you that this re-zoning and the subsequent proposed development would be bad for Uptown, and bad for Chicago.

Thank you,

Timothy Langston
President, Seneca Pointe Condominium Association
Board Member, Northside Action for Justice
Member, Beacon Block Club
Member, One Northside

Carla Hill-Langston
Board Member, Northside Action for Justice
Member, One Northside
Member, Lift the Ban Coalition



July 14th, 2021

To the Chicago Plan Commission:

The Lakeside Area Neighbors' Association is an Uptown block club with boundaries from Wilson to Lawrence and Sheridan to Clarendon. Our mission is to ensure our community remains safe, inclusive, and welcoming to all who live, work, and play in our area. For the past few months, we have been attempting to negotiate in good faith aspects of the proposed development at 4600 N. Marine Dr. with Lincoln Properties, Pipeline Health, and the Alderman's office. The goal of this testimony is two-fold: to explain in plain terms what has happened during this correspondence and to illustrate potential violations of this proposal in terms of both the Lakefront Protection Ordinance and the Guidelines for a Planned Development.

A History of Lakeside Area Neighbor's Association Correspondence with Pipeline; Questions Regarding the Public Trust

IHFSRB Decision

In late 2019, Pipeline requested a Certificate of Exemption from the IHFSRB. This exemption was opposed by our then state representatives, Sara Feigenholtz and Greg Harris, because Pipeline refused to answer questions justifying the need for this exemption. Pipeline's CEO explained to us that the goal of the exemption, which divides the entity into several separate LLCs, is to resolve a cash flow issue that allows Pipeline to transfer cash from one entity to another. For example, cash could be transferred from their Avanti Hospital system in Los Angeles to Weiss in the event of late payments from the state. While we acknowledge this goal of the exemption application, we were left wondering if this was Pipeline's sole motivation or if there remain other unspoken objectives. While the exemption was eventually granted, this process represents the beginning of a distrustful relationship between Pipeline and the community.

To recap the full process, Pipeline Health (including Pipeline Hospital Holdings, LLC, Pipeline-Weiss Memorial, LLC and SRC Hospital Investments II, LLC) requested an exemption application (E-044-19) for change of ownership (<https://www2.illinois.gov/sites/hfsrb/rules/Pages/PN-E-044-19.aspx>). An IHFSRB meeting originally scheduled for October 22, 2019, was delayed until December 10, 2019, at the request of our state representatives, Rep. Sara Feigenholtz and Leader Greg Harris. The delay was requested to obtain answers from Pipeline, as articulated in a letter dated October 17, 2019.

As the press has reported repeatedly, Pipeline promised two community meetings on November 4 and November 19 to answer questions and confirm their intentions for our hospital. Indeed, Pipeline did attend community meetings on both November 4 and November 19, and a representative from WeissPropCo also attended the November 19 community meeting. (Weiss physical plant and real estate were then not owned by Pipeline but by WeissPropCo.) Our state representatives, then-Rep. Sara Feigenholtz and Leader Greg Harris, were also both present at both meetings. Unfortunately, some questions still remain unanswered. Pipeline's then-CEO, Jim Edwards, and a representative from WeissPropCo, Pat Schultz, refused to comprehensively disclose who composed the entity WeissPropCo. WeissOpCo is the corporate hospital entity, the parties to which Pipeline's CEO likewise refused to identify. Even after two meetings, we still had no knowledge of how these interlocking private corporate entities impact the delivery of healthcare for our community and greater Chicago.

Pipeline gave the community a verbal commitment expressing their intention to keep Weiss open. While we would like to take them at their word, we remain cautious after what we witnessed after the Westlake closure. Pipeline made verbal and written promises to both the community and IHFSRB, but two weeks later Pipeline announced plans to close Westlake hospital. We later learned from bankruptcy transcripts that Pipeline promised Tenet to close Westlake Hospital as a condition of sale; they never intended to keep it open and knowingly lied to state regulators. Prior to Westlake's closure, an exemption application was submitted for Westlake similar to the one currently pending for Weiss. (Likewise, a third exemption was pending for West Suburban, also for the December 10 meeting.) Furthermore, various members of our community continued to hear reports from physicians at Weiss, and from surrounding hospitals, that they believe that Pipeline is preparing to close Weiss.

CBRE Prospectus

Around the time of the COE application to the IHFSRB, we were presented with CBRE's 2019 real estate prospectus indicating the lot's sale and value. At the time, Pipeline explained that Weiss's continued operations and expanded services are financially contingent on the lot's sale, and WeissPropCo will be reinvesting a fraction of the proceeds into Weiss Hospital. *(They have since revised their statement to indicate the continuation of the hospital is not, in fact, contingent on the lot's sale and that 100% of the proceeds will be reinvested.)* The land surrounding Weiss is limited to accommodate its proposed expanded footprint, and we struggled to understand why WeissPropCo would immediately seek to sell rather than retain the property at 4600 N. Marine Drive for Pipeline's vision of expanding healthcare in Uptown and on Chicago's north side.

The lakefront property in question is currently zoned for hospital and related uses only and not for residential use. Although CBRE presented residential use of the property in their prospectus, no public discussion of such a dramatic change in permitted use from hospital to residential occurred. In this sense, the prospectus seemed both premature and ominous. *(We now understand that Lincoln Properties had already begun their work planning the development at 4600 N. Marine Dr. at the time we received the prospectus in the Fall of 2019, though the community would not learn that until late 2020.)* Our intention as a neighborhood group was for the space to be reserved for further investment and expansion of medical and health services

rather than the high-rise market-rate apartment building proposed by CBRE. We still don't understand why the land was never marketed for sale under the current use restrictions outlined by the planned development.

Even now in 2021, questions about potential developments asked by our state representatives in October 2019 remain unanswered including why the ownership of the real estate was separated from the ownership of the hospital and whether this exemption will impact the development of the parking lot.

The closure of Weiss hospital would pose a significant public health problem. Weiss serves a significant volume of patients whose healthcare is supported by Medicare and Medicaid, rather than patients carrying commercial insurance. The Uptown neighborhood encompasses the second highest poverty census tract on Chicago's north side and is a Department of Mental Health catchment area. To further stress the value of Weiss to the community, nearby hospital St. Francis in Evanston has been forced to close their obstetrics unit. This closure makes Weiss the next nearest hospital with an obstetrics unit to neighbors in Chicago's north side communities of Rogers Park, Ravenswood, North Center, and Edgewater. Keeping Weiss open is not only in the best economic interest of our neighborhood but is a matter of social justice and equitable access to healthcare.

We are presenting this historic interaction with Pipeline to serve as a matter of record that our community has grave concerns about their sincerity and the true willingness on Pipeline's behalf to hear and understand community concerns. They were willing to say anything to get the COE from the IHFSRB and they may be willing to say anything to advance the sale of their property and the development at 4600 N. Marine Dr.

"Community Process" Surrounding 4600 N. Marine Dr. Within the 46th Ward

Community Meetings with LANA

In November 2020, a LANA member noticed a development proposal for 4600 N. Marine Dr. on the Alderman's website. Shortly after, we were notified of the proposal by the Alderman's office. Our first meeting with the developer was held in January 2021. We had 3 meetings with the developer. The developer insists the community process was longer and that there were additional community meetings, but those meetings took place between the Alderman's office, the Department of Planning and Development, and the Uptown United Development Partners, a group of local developers, real estate professionals and architects, not the general community. Below is a full timeline of our block club's interaction with the developer:

1. November 10, 2020 - LANA first found out about the proposal via an online social media post that a LANA community member saw.
2. December 10, 2020 - LANA had a block club meeting to discuss the proposal details internally. (21 people were in attendance.)
3. January 28, 2021 - LANA met with the developer for the first time, in a Zoom meeting moderated by the Alderman's office, heard the presentation about the proposal, and asked many questions. (54 people were in attendance.)

- a. Participants were not allowed to unmute to ask questions, but instead had to write out questions in the chat that were often paraphrased or skipped entirely by the facilitator when read for the group. This was a very frustrating experience for many in attendance.
4. February 2021 - LANA began collecting additional questions and feedback through google forms and our physical feedback boxes deployed throughout our boundaries.
5. March 18, 2021 - LANA met with the developer for the second time to see if any changes had been made based on the questions from the first meeting and the feedback that was gathered between meetings. (34 people were in attendance.)
 - a. The plan at the end of the meeting was LANA should receive written answers to the 94 questions that were submitted, then would allow time for residents to review and submit any follow-up questions before starting the process of voting on whether this zoning change should proceed.
 - b. Many questions raised during the first meeting have not been answered (and remain unanswered today.)
6. April 7, 2021 - LANA was notified that the Alderman would move this decision before the 46th Ward Zoning & Development Committee due to “[his] belief that any additional meetings with [our] block club would not be productive because it would continue to be a rehashing of the same concerns. - James Cappleman”
7. April 9, 2021 - LANA began collecting votes online and began strategizing how to safely get handwritten votes from the many residents of the multiple low-income high-rises within our boundaries, who may have internet access or language barriers.
 - a. We were unable to get any of our flyers or ballots translated into Vietnamese or Russian given this timeline.
8. April 15, 2021 - LANA learned from the Ward Newsletter email listserv that this proposal would be presented to the 46th Ward Zoning & Development Committee on April 29.
9. April 29, 2021 - The 46th Ward Zoning & Development Committee voted to postpone a decision for 6 weeks based on lack of information from the developer provided to LANA.
10. May 13, 2021 – LANA met with the developer and presented a list of suggestions based on rapid community feedback.
11. May 26, 2021 – The developer filed a zoning application as a miscellaneous transmittal.
12. June 3, 2021 – LANA board members had a clarifying meeting with the developer asking what changes were made based on LANA feedback after the process with LANA began in January. The developer provided a list of changes, many of which we identified as part of their plan prior to any discussion with LANA. *No changes have been made to the development proposal between January 2021 and present.*
13. June 10, 2021 – The 46th Ward Zoning and Development Committee voted not to advance the development to City Council. The vote was 16 opposed – 15 in favor. (*More in a later section.*)

Requests to the Developer

LANA conducted an internal feedback process resulting in feedback from approximately 107 members. Achieving an adequate level of response was especially challenging to us in the compressed timeframe given that many of our members do not have consistent access to Wi-Fi and many also do not speak English as a first language. LANA’s census demographics are: 36%

White, 31% Black, 17% Asian, and 14% Hispanic. (Census Tract 315.01.) The majority of our residents are people of color, more than 40% are foreign-born, and we have twice the rate of people living in poverty compared to the city of Chicago as a whole.

We submitted comprehensive feedback and suggestions to the developer. Below is a summary of our top requests provided after the May 13th meeting with Lincoln Properties.

SUMMARY OF TOP PRIORITY REQUESTS

Lakeside Area Neighbors Association requests that the proposal address the following top priority concerns. We would like to work with Lincoln Properties to ensure that this building has only positive impacts on our community and all adjacent assets, including neighboring buildings, Clarendon Park, and Lincoln Park.

Traffic

It is critical that any new development at this location not negatively impact traffic and pedestrian, bike, and ambulance access. Many deliveries are made to high rises adjacent to the same intersection at Wilson and Clarendon, which is close to the hospital ER and garage entrance and to Clarendon Park. Planned construction to Lake Shore Drive under the North Lake Shore Drive Project proposes dramatically altering traffic patterns by replacing the Wilson on/off ramps with new roads nearby. We request the following to help evaluate and improve the Lincoln Properties proposal:

- Complete and share traffic and pedestrian studies that include information for both the current configuration and the proposed future reconfiguration of Lake Shore Drive.
- Move the private car entrance away from the Clarendon Avenue bus stop and ER entrance.
- Create a workable, pedestrian-friendly solution for loading zone/ride-share drop-off.

Affordability

Affordability was the top ranked concern in our community survey. Comments spoke frequently to unmet needs for both affordable and low-cost family-size housing, which reflects the findings of the recent City of Chicago Inclusionary Housing Task Force. Because the current proposal will be built after the new ARO takes effect, we ask that Lincoln Properties strive to achieve the following:

- Comply with the future ARO that will take effect in Oct. 2021.
- Make a minimum of 5% of the proposed units on-site affordable; we would prefer all 10% required be on-site affordable.
- Add more family-sized units to the current proposal or forward-engineer flexibility for changing unit sizes into a revised proposal.

Shape/Height/Materials

Top priorities include pedestrian safety, shadow, and blockage of natural light to the existing buildings, which include rental and condominium buildings and the hospital. Any proposal for the site should enhance pedestrian and bike safety in the area and protect the property values of commercial owners

and homeowners who have made prior investments in our community. Our community also contains two regionally significant migratory bird sites. Therefore, we request the following:

- Reshape the building envelope to eliminate wind tunnel effect and to ensure that current morning light conditions continue to exist for neighboring residential buildings, particularly the Covington (4600 N. Clarendon, rental building) and to Eastwood on the Lake (811 E. Eastwood, condominium building)
- Ensure bird safety above and beyond requirements, ideally vetting all designs with bird advocates and presenting the proposed bird safety plan to the wider community. Work to ensure these bird-friendly features will not be removed in later value-engineering processes.
- Present a plan to use the OSI to mitigate negative impacts on neighboring properties to the west and to address the addition of 300 new residential units in the area, which is densely populated. Suggestions have been for community gardens, green space, and/or an addition to Lincoln Park in keeping with the City Space Plan recommendation that the city of Chicago acquire privately owned sites adjacent to the lakefront parks.

The above requests were submitted to Lincoln Properties in a letter dated May 18th, 2021. No further changes were made to the proposal after receiving this letter.

Internal 46th Ward Zoning Process

Ald. James Cappleman states that his community process for development in the 46th ward is the most inclusive in the city. But after 10 years in office, the alderman only recently appointed the first woman expert to his zoning and development committee. She is also the only alderman-appointed person of color on the committee of over 40 members.

The "zoning and development committee" is made up of 5 experts appointed by the alderman and 30 to 40 "representatives" from block clubs, high-rise buildings, and a few community orgs. Criteria for inclusion are unclear and the only way to find out who "represents" you is to contact the alderman. Description of the process is buried in a 2013 ward master plan.

"Reps" develop their own processes to poll their membership—if they do. In some cases, only 1 person votes on behalf of thousands of residents—who are often unaware that they are being “represented” by anyone. No funding or guidance is offered to help members in areas with higher poverty or language barriers.

Recent 3-hour meetings on Zoom, with votes held in the last 30 minutes, required attendees to have online access and the privilege of time to invest. Such practices exclude neighbors who already experience more obstacles to participation, especially those with lower incomes.

The committee originally voted 16 to 15 against the requested zoning change at 4600 N. Marine Dr. This vote was remarkably close, and neighbors were able to win despite, and not because of, this biased feedback process. A 500+ unit HUD-subsidized co-op of predominantly African immigrant residents with a long-standing vote on the committee was not permitted to vote because their representative joined the meeting by conference call as opposed to using the Zoom platform. If she had voted, the vote would have been 17/15. After the meeting, the Northalsted Business Alliance changed their vote due to Aldermanic pressure, resulting in a 16/15 split in favor

of the development. Rumors circulated that the vote changed due to fears the chamber had about the Alderman revoking or denying event permits.

The Alderman should not be allowed to manipulate his zoning and development process when the outcome doesn't go his way. Neighbors are engaging in the process in good faith.

The 46th Ward Zoning and Development Committee has a long history of disproportionate levels of feedback from white homeowners and from the Alderman's supportive base. It is not a true community feedback process, but a rubber stamp meant to provide the illusion of community approval.

Alderman Cappleman has pledged to always support the voice of the committee but relies on an unfunded process that requires a large time investment from local volunteers. This aspect alone prevents a truly inclusive process that fails to ensure equity.

Response to Alderman Cappleman's Decision Letter

On June 30th, 2021, Alderman Cappleman submitted a decision letter to LANA describing his reasoning for supporting the development despite community opposition. Below are our responses by section, his letter is attached.

- **Possible Closure of Weiss Hospital**

Pipeline will be able to close Weiss Hospital regardless of changes in the underlying zoning. They are not required to keep their business open. Our concern is that the hospital will be less attractive to future buyers with a reduced geographic footprint, even if the zoning is never changed from hospital use. We may lose critical services, like the stroke center or Center for Gender Confirmation Surgery, if a new owner is required to operate in a smaller space.

- **Gentrification**

We agree that there is a high demand for more affordable housing units in the ward. This development contains the bare minimum of affordable units and the high rents the developer is proposing will contribute to the rent burden in our area.

- **Meeting the ARO**

Many other Aldermen choose to demand developers in their ward exceed the minimum standards of the ARO. There is no reason to settle for 2.5% affordable on-site, especially when a new law goes into effect in October that will change the minimum on-site affordable to 5%. (LANA requested 5% on-site affordable from Lincoln Properties.) What is being done here is analogous to demanding employees only be paid only minimum wage and not more because that is the city standard.

- **Contribution to Sarah’s Circle from in-lieu of fees**

LANA is supportive of Sarah’s Circle’s expansion project, which is also within the boundaries of our block club. The funding for this project is guaranteed separately from this development and there are several pathways to ensuring Sarah’s Circle has the resources they need. By demanding the in-lieu of fees from this development be used, it creates a false choice between moving forward with both developments or neither development. Because Sarah’s Circle’s funding is guaranteed, any in-lieu of fees also mean the loss of potential on-site affordable units in our neighborhood as part of the proposed development.

Potential Violations of the Lakefront Protection Ordinance

Cultural Heritage

The North Lake Shore Drive Study Project, a plan to renovate DuSable Lake Shore Drive from the Hollywood Terminus to the loop, is currently conducting a federally required Historical Resources Survey. Weiss Memorial Hospital and several other buildings are listed for historical preservation. The Lakefront Protection Ordinance calls for maintenance of historical characteristics in the vicinity of the lakefront and altering the historical character of an area proximal to Lake Shore Drive could compromise the study underway. Funding for the renovations of DuSable Lake Shore Drive is still pending, so the need for more information on historic preservation of this area is of the utmost importance.

Welfare of the People

A stated purpose of the Lakefront Protection Ordinance is to promote and protect the health, safety, comfort, convenience, and general welfare of the people. Recent studies have shown that improving the availability, accessibility and even visibility of green space can generate positive impacts on adolescents’ mental well-being (Golding et al 2018, Zhang et al 2020.)

While the land in question is not considered a green space, it does block the visibility of green space from 811 W. Eastwood, the Covington, and most importantly the north-facing apartments in 4550 N Clarendon. 4550 N Clarendon is a HUD-subsidized co-op with many adolescents and primarily residents of color. Blocking views of greenspace from this building has the potential to create an environmental justice issue and makes it additionally troubling that our Alderman intentionally left them out of the community feedback process.

Wildlife Habitation and Bird Safety

A principle of the Lakefront Protection Ordinance is to protect natural lakeshore park and water areas for wildlife habitation. The land under 4600 N. Marine Dr. is formerly a part of Wilson Beach and a historic part of our lakefront. It is also extremely proximal to the Montrose Point Bird Sanctuary.

Lincoln Properties has mentioned that bird safe glass will be used in the glass enclosed stairwells of the building but made no comment on the glass enclosed balconies planned. Within their submitted application, the details around their environmental protection efforts are extremely limited and leave many questions.

Bird safety is of even higher importance as the bird population at Montrose Beach increases and has drawn endangered species like the pair of Piping Plovers who has nested in the area for the last three years.

A complete façade material change happened during the minor revisions process for another planned development in our neighborhood, 811 W. Agatite. We require guarantees from the Department of Planning and Development and Lincoln Properties that such bird safe features would not be value engineered from this proposal, and additional efforts that go beyond the city's sustainability requirements to preserve bird safety in this delicate area.

Potential Violations of Guidelines for a Planned Development

Ample Access for Emergency Vehicles

A planned development should “provide safe and ample access for emergency and delivery vehicles.” Pipeline has argued that they do not require the surface parking lot for clinical use, but as recently as this month, a COVID-19 tent was still erected on the site of the proposed development. Additionally, a mobile PET scan unit was parked in what will be a future accessway between the proposed development and the hospital's emergency room entrance. This calls into question whether Pipeline can truly afford to deliver the same quality of care without compromising access to the emergency room.

In addition, we would like to register concerns about access to the ER as an aspect out of keeping with Lakefront Protection Ordinance Policy 8 (Increase personal safety). Our community's lakefront draws thousands of visitors from throughout the Chicago area and Weiss Hospital's ER is a critical asset for their safety.



A mobile PET scan unit in the parking lot of Weiss Hospital; photo from July 6th, 2021.

Variety of Housing Types

The planned development guidelines state that large-scale residential developments of two or more acres should include a variety of housing types, such as townhouses and detached houses. The proposed development includes a mix of studio, 1- and a small number of 2-bedroom apartments. Not only is this against the spirit of the PD guidelines, but it conflicts with the goals of the Alderman's master plan for our area developed in 2013.

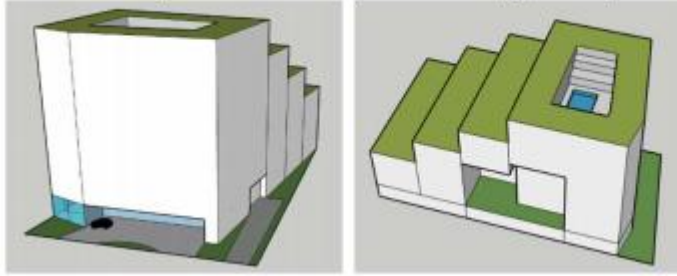
The plan states that "more housing for middle-income families with children is needed to add more diversity in the ward." (p. 18.) Lincoln Properties told LANA in a recorded Zoom meeting that families were not the target audience for their development and that they don't intend to add any family-oriented amenities.

Rents are predicted to be market rate or above at 4600 N. Marine Drive. In 2013, "Rents in the area bound by Lawrence, Montrose, Clarendon and Racine [had] average rents as low as \$600 and a rate of cost burdened renters in excess of 50%." (p. 17.) This emphasizes the issue of affordability specifically within LANA's boundaries. A higher diversity of housing in terms of both size and affordability is needed.

Upper-story Setbacks

The planned development guidelines state that upper-story setbacks should be used to reduce the apparent mass and bulk of tall buildings. Neighbors have compared the shape of the proposed development to an "ice cube tray" or "Lego block." We proposed a stair-step shaped building to Lincoln Properties which would allow sunlight to penetrate through to both 811 W. Eastwood and the Covington, two buildings directly west. Both buildings stand to experience serious negative impacts from the 4600 N. Marine proposal. Modifications to the shape of the building proposed at 4600 could mitigate many of the issues for these two buildings. Shadow studies so far show that each will lose almost all morning light and all views of Lincoln Park, which will greatly affect the quality of life for residents, ongoing building maintenance costs, and future marketability of units. 811 Eastwood is a historic building with approximately 50 condominiums, many of which are occupied by resident owners. That building's only common space, the roof deck, will lose all views of the park and much of its morning light. 4600 N. Clarendon is a rental building that was recently determined to be eligible for National Register listing as part of the North Lake Shore Drive Project survey. The project at 4600 N. Marine will block all the building's views to the east and affect air and traffic circulation. Lincoln Properties refused to consider a revised shape to the building. As a result, property values at the historic condo building 811 W. Eastwood will plummet. We are including current images from their roof deck (6th floor) which show where the new building will cast a shadow over their only exterior space.

The following schematic of a potential stepped-shape building was provided:



Current Views from 811 W. Eastwood roof deck.



Views from 811 W. Eastwood roof deck showing obstruction by 4600 N. Marine Dr.

Public, Social and Cultural Amenities (Open Space Impact Fees)

Planned Development guidelines say Planned Developments should provide public, social, and cultural amenities for workers, visitors, and residents.

This planned development removes land that could be used to bolster Uptown’s workforce since it is currently zoned for medical and related uses. Uptown just lost additional workspace when

the Bridgeview Bank building was converted from office space to residential. This has negatively impacted restaurants in the area and on Argyle Street where former area employees often went during their lunch breaks. Further conversion of land zoned for a workplace to residential could create a “bedroom community” and damage local economic development.

Weiss Hospital formerly hosted a rooftop farm on the top floor of their multi-story parking structure (across the street from the proposed development.) Pipeline closed the urban rooftop farm without warning or explanation, which offered healthful recreation and food security in a densely populated community with high poverty and many immigrants. Clarendon Park, the park closest to the proposed development, has a waiting list of over 100 people for its community garden plots. With many units being added through new development in the immediate vicinity, it's unlikely that Clarendon Park can also accommodate the new residents from 4600 N. Marine.

We suggested Lincoln Properties use OSI to mitigate further negative impact to public amenities but received a response suggesting that these OSI fees may be used in another part of the city.

Unfortunately, this is not an allowed use of OSI. OSI must be used within a certain radius of the community where it is generated and to the benefit of the contributing development. 2200+ units are being added within a 10-block radius, which will house residents equal or greater in number than LANA's current population. The Uptown community has no comprehensive greenspace plan despite being one of the densest wards in the city. We lost a park funded by \$1.64 million in TIF and OSI owing to the sale of one of our elementary schools, Stewart School.

In addition, OSI cannot be used elsewhere in the city per 16-18-090 Use of Funds:
Open space impact fees shall be earmarked for open space acquisition and capital improvements which provide a direct and material benefit to the new development from which the fees are collected. Fees may not be used to cure existing park deficiencies. Open space impact fees must be expended within the same or a contiguous community area from which they were collected after a legislative finding by the city council that the expenditure of fees will directly and materially benefit the developments from which the fees were collected. Community areas are geographic areas which are identified in the “City Space Plan” and designated pursuant to Chapter 1-14 of the municipal code of the City of Chicago.

We believe a better plan to preserve interior open space in Uptown can be developed, which would be in line with the Planned Development guidelines. We also encourage the plan commission to examine the proportion of workplace to residential zoning in the 46th Ward to prevent the development of a “bedroom community.”

LANA’s Request to the Plan Commission

The land located at 4600 N. Marine Drive is lake-adjacent and serves as a gateway to Uptown’s commercial district on Wilson Avenue. There is no reason to settle for a sub-par planned development that neglects to explicitly outline how it will meet the city’s guidelines and assure continued protection to the lake and residential well-being. We ask that the Plan Commission deny these applications or delay them until a later time when the developer has taken compliance more seriously.

Sincerely,

Marianne Lalonde

LANA President, on behalf of the Lakeside Area Neighbors Association



GENERAL ASSEMBLY
STATE OF ILLINOIS

RECEIVED

OCT 18 2019

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

October 17, 2019

Illinois Health Facilities and Services Review Board
Attn: Richard Sewell
525 W. Jefferson Street
2nd Floor
Springfield, IL 62761

Dear Mr. Sewell,

Please accept this letter as a follow-up request to defer the Pipeline exemption application E-044-19 for change of ownership scheduled for October 22, 2019.

In a statement made on October 7, 2019, I requested to reserve the right to ask for a deferral if Pipeline did not provide answers to questions they were asked at the meeting October 7.

Our community and its leaders need concrete answers of Pipeline's intention of ownership. On October 7th, we explicitly requested information about Pipeline's LLC structure and requested the names of owners of WeissPropCo, a named entity in their corporate structure. To date, this information has not been provided as to who the individuals within these entities are.

Prior to the public hearing on October 7, 2019 local elected officials met with representatives and executives from Pipeline. Pipeline was not forthcoming about the sale of the surface lot. We inadvertently learned about it when the Alderman, who attended the meeting, divulged that he had met with a developer about the sale of the surface lot.

Furthermore, when questioned about the sale of the property Pipeline stated improvement of medical services was contingent upon the sale of the property and the project could be in jeopardy absent the sale. These remarks trigger additional questions that remain unanswered. For example, if the targeted profit after the sale of the land is unrealized, it is unclear how will it impact the plans to improve the medical services to the community.

We also learned that the Weiss physical plant and real estate are owned by WeissPropCo. However, we have no idea who the real owners of Weiss PropCo are. The application to the IHFSRB is made by WeissOpCo--the corporate hospital entity, not



GENERAL ASSEMBLY

STATE OF ILLINOIS

WeissPropCo. Both hospitals and real estate are owned by separate corporations that are not parties to this process, and more information is needed about how these interlocking private corporate entities impact the delivery of health care for our community.

Additionally, it is public knowledge that Pipeline had made verbal and written promises in the past when applying to this board for ownership of three hospitals that they would continue to operate all three. One month after making such assurances they came back to the board with a closure application of one of their hospitals, Westlake.

As elected officials, we represent a community with great health care needs. This project requires further transparency and answers to basic questions that will directly impact the community. Therefore, we have requested a hearing of the Human Services Appropriations Committee and the Chair is in the process of scheduling that hearing very soon.

We request that IHFSRB defer from taking any action until answers are received in writing to the following questions:

- Does Pipeline Health Holdings or any of its investors or owners have a financial interest in WeissPropCo? If yes, what is the interest?
- Is the IHFSRB approval of this transaction required in any way to proceed with the proposed development of 4600 North Marine Drive? If yes, how?
- Could the 4600 North Marine Drive development occur if this proposal is denied by the IHFSRB?
- Under the proposed transfer in which Pipeline Healthy System Holdings (PHSH)(held by PHH) becomes sole member and interest holder of SRC (owner of Weiss Hospital), how will the transfer impact delivery of health care services at Weiss in the immediate future? In the next five years?
- Why has the ownership of the real estate been separated from ownership of the hospital and license?
- What are the plans for the real estate, including current proposals already being assembled by developers and how will the community be involved in those decisions?
- What assurances can Pipeline Hospital Holdings make to the community about its continuing ownership and operation of the hospital for the long term?



GENERAL ASSEMBLY
STATE OF ILLINOIS

- Who are the individual persons (investors and owners) of all the various layered LLCs and other corporate entities who have a financial interest in or will derive benefit from these transactions?

Thank you for your kind consideration on this matter.

We respectfully request that you distribute this communication to all of the Health Facilities and Services Review Board members prior to the scheduled October 22nd hearing.

Sincerely,

Sara Feigenholtz
State Representative, 12th District

Greg Harris
State Representative, 13th District

CC:

Ann Guild, Liaison, IHFSRB
Senate President John Cullerton
Senator Heather A. Steans
Representative Kelly Cassidy
Representative Robyn Gabel
Sol Flores, Deputy Governor
Alderman James Cappleman



Illinois Health & Facilities State Review Board
c/o Bolingbrook Golf Club
2001 Rodeo Dr.
Bolingbrook, IL

December 7, 2019

Dear IHFSRB:

We are writing to inform you of our recent communication with Pipeline Health and Weiss PropCo regarding questions about Weiss Memorial Hospital, a valuable hospital on Chicago's north side and the largest employer in our neighborhood.

Pipeline Health (including Pipeline Hospital Holdings, LLC, Pipeline-Weiss Memorial, LLC and SRC Hospital Investments II, LLC) has requested an exemption application (E-044-19) for change of ownership (<https://www2.illinois.gov/sites/hfsrb/rules/Pages/PN-E-044-19.aspx>). An IHFSRB meeting originally scheduled for October 22, 2019, was delayed until December 10, 2019, at the request of our state representatives, Rep. Sara Feigenholtz and Leader Greg Harris. The delay was requested in order to obtain answers from Pipeline as articulated in a letter dated October 17, 2019.

As the news reported repeatedly, Pipeline promised two community meetings on November 4 and November 19 to answer questions and confirm their intentions for our hospital.

Indeed, Pipeline did attend community meetings on both November 4 and November 19, and a representative from WeissPropCo also attended the November 19 community meeting. (Weiss physical plant and real estate are not owned by Pipeline but by WeissPropCo.) Our state representatives, Rep. Sara Feigenholtz and Leader Greg Harris, were also both present at both meetings. Unfortunately, some questions remain unanswered. Pipeline's CEO, Jim Edwards, and a representative from WeissPropCo, Pat Schultz, refused to comprehensively disclose who composed the entity WeissPropCo. WeissOpCo is the corporate hospital entity, the parties to which Pipeline's CEO likewise refused to identify. Even after two meetings, we still have no knowledge of how these interlocking private corporate entities impact the delivery of healthcare for our community and greater Chicago.

At the conclusion of the November 19 meeting, Pipeline agreed to *consider* participating in a memorandum of understanding (MOU) with the community. Given the short timeline between November 19 and the IHFSRB meeting on December 10, a meeting has not happened and no such document has yet been discussed. After the IHFSRB meeting, we as a community intend to closely pursue the development of the MOU.

We write this letter to you with the hope that Pipeline follows through on their promise to meet and draft a community benefits agreement or memorandum of understanding that will result in a positive relationship between Pipeline and that Pipeline's future access to public resources is dependent on their generation of a net benefit to the community.



So far Pipeline has given us a verbal commitment expressing their intention to keep Weiss open. While we would like to take them at their word, we remain cautious after what we witnessed after the Westlake closure. Pipeline made verbal and written promises to both the community and IHFSRB and two weeks later Pipeline announced plans to close Westlake hospital. Prior to Westlake's closure, an exemption application was submitted for Westlake similar to the one currently pending for Weiss. (Likewise, a third exemption is pending for West Suburban, also for the December 10 meeting.)

Furthermore, various members of our community continue to hear reports from physicians at Weiss, and from surrounding hospitals, that they believe that Pipeline is preparing to close Weiss.

WeissPropCo owns the surface parking lot adjacent to the hospital ER and main entrance, the two busiest entries for the hospital. As a neighborhood group, we were presented with CBRE's 2019 real estate prospectus indicating the lot's sale and value. Pipeline has explained that Weiss's continued operations and expanded services are financially contingent on the lot's sale, and WeissPropCo will be reinvesting a fraction of the proceeds into Weiss Hospital. The land surrounding Weiss is limited to accommodate its proposed expanded footprint, and we struggle to understand why WeissPropCo would immediately seek to sell rather than retain the property at 4600 N. Marine Drive for Pipeline's vision of expanding healthcare in Uptown and on Chicago's north side.

The lakefront property in question is currently zoned for hospital and related uses only and not for residential use. Although CBRE presented residential use of the property in their prospectus, no public discussion of such a dramatic change in permitted use from hospital to residential has occurred. In this sense, the prospectus seems both premature and ominous. We are optimistic that a memorandum of understanding with Pipeline will include alignment on the sale and potential development of this land. Our intention as a neighborhood group is to have no building erected on the site of the surface parking lot, especially not the high-rise market-rate apartment building proposed by CBRE. We would prefer for the space to be reserved for further investment and expansion of medical and health services. Questions about potential developments asked by our state representatives in October remain unanswered—including why the ownership of the real estate has been separated from the ownership of the hospital, how the community will be involved in development decisions, and whether this requested exemption will impact the development of the parking lot.

The closure of Weiss hospital would pose a significant public health problem. Weiss serves a significant volume of patients whose healthcare is supported by Medicare and Medicaid, rather than patients carrying commercial insurance. The Uptown neighborhood encompasses the second highest poverty census tract on Chicago's north side and is a Department of Mental Health catchment area. To further stress the value of Weiss to the community, nearby hospital St. Francis in Evanston has recently been forced to close their obstetrics unit. This closure makes Weiss the next nearest hospital with an obstetrics unit to neighbors in Chicago's north side communities of Rogers Park, Ravenswood, North Center, and Edgewater. Keeping Weiss open is not only in the best economic interest of our neighborhood but is a matter of social justice and equitable access to healthcare.



We remain unclear why Pipeline is seeking this exemption from the IHFSRB. The process seems rushed given that discussions leading to an MOU have yet to occur. Pipeline's CEO explained to us that the goal of the exemption, which divides the entity into several separate LLCs, is to resolve a cash flow issue that allows Pipeline to transfer cash from one entity to another. For example, cash could be transferred from their Avanti Hospital system in Los Angeles to Weiss in the event of late payments from the state. While we acknowledge this goal of the exemption application, we are left wondering if this is Pipeline's sole motivation or if there remain other unspoken objectives.

This letter is intended to serve as a matter of record that our community still has grave concerns about the sincerity of the meetings and true willingness on Pipeline's behalf to hear what the community concerns and requests are—they may be willing to say anything to get the COE on December 10th.

While they fulfilled their basic commitments to meet with us, questions remain unanswered and we are uncomfortable with our current understanding of why Pipeline needs this exemption to move forward in the first place. Our priority is to keep Weiss hospital open, maintaining access to quality healthcare for our underserved populations, and to secure the future use the surrounding land for what we perceive as a tangible community benefit. We are an active, impassioned community group and will do everything in our power as citizens to ensure the continued success of our community hospital.

A handwritten signature in black ink that reads "Marianne Lalonde". The signature is written in a cursive, flowing style.

Marianne Lalonde
President, Lakeside Area Neighbors Association



4600

NORTH MARINE DRIVE

CHICAGO, IL

Confidential Offering Memorandum

A PREMIER REDEVELOPMENT OPPORTUNITY

CBRE



TABLE OF CONTENTS

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

ZONING

NEIGHBORHOOD

MULTIFAMILY OVERVIEW

BIDDING INSTRUCTIONS

CBRE

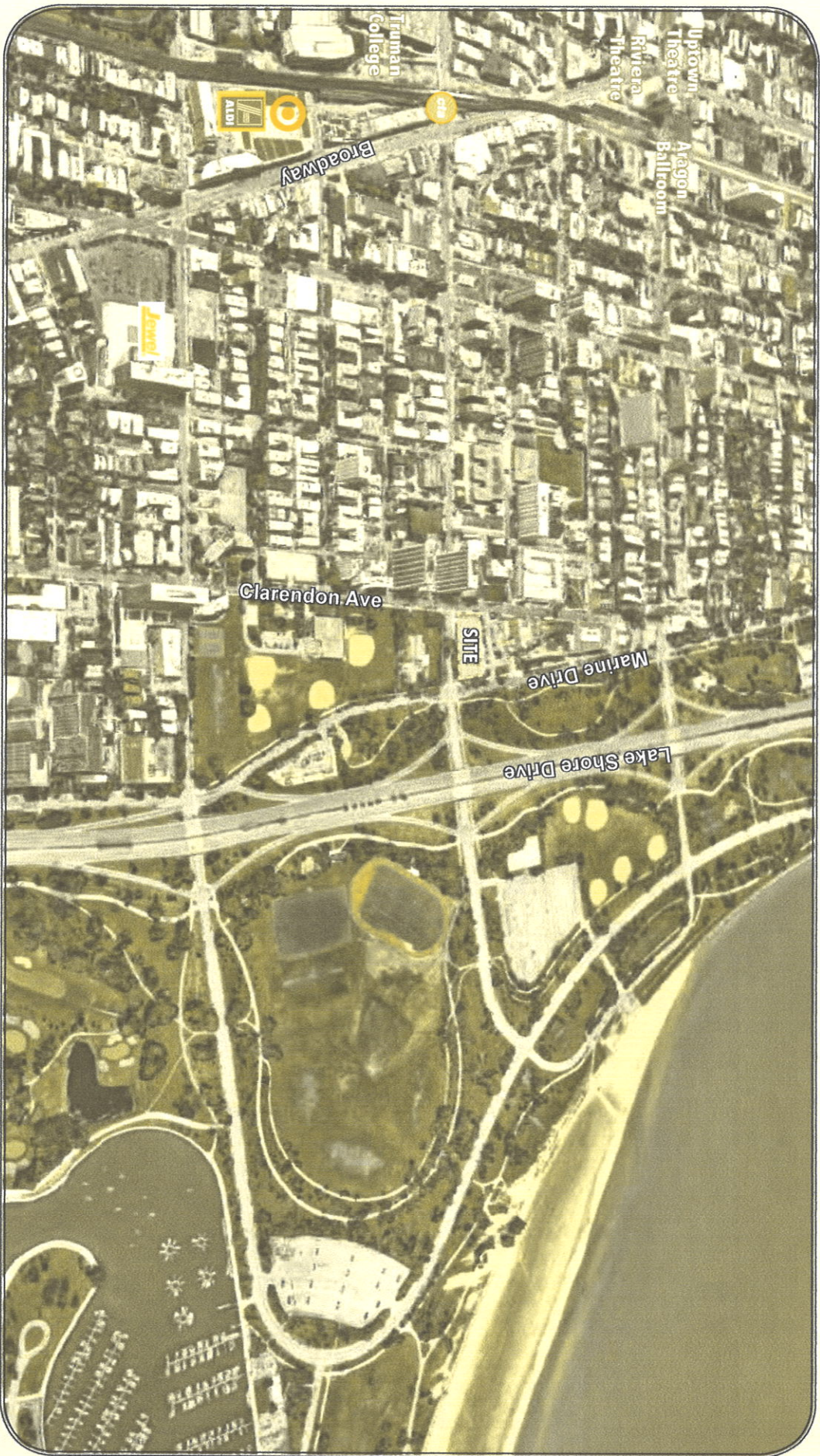
EXECUTIVE SUMMARY

CBRE

EXECUTIVE SUMMARY

Rare 43,088 SF development site located in the booming Uptown neighborhood with unobstructed views of Lake Michigan and laketrfront amenities.

Located at 4600 North Marine Drive, Chicago, Illinois this development site has easy access to Lakeshore Drive and minutes to downtown.



PROPERTY OVERVIEW

Location: 4600 North Marine Drive, Chicago, IL

Surface parking lot south of Weiss Memorial Hospital.

Land Size:

+/- 43,088 SF (Irregular approximately 295' X 150')

Zoning:

PD 37, Sub Area A-1

FAR:

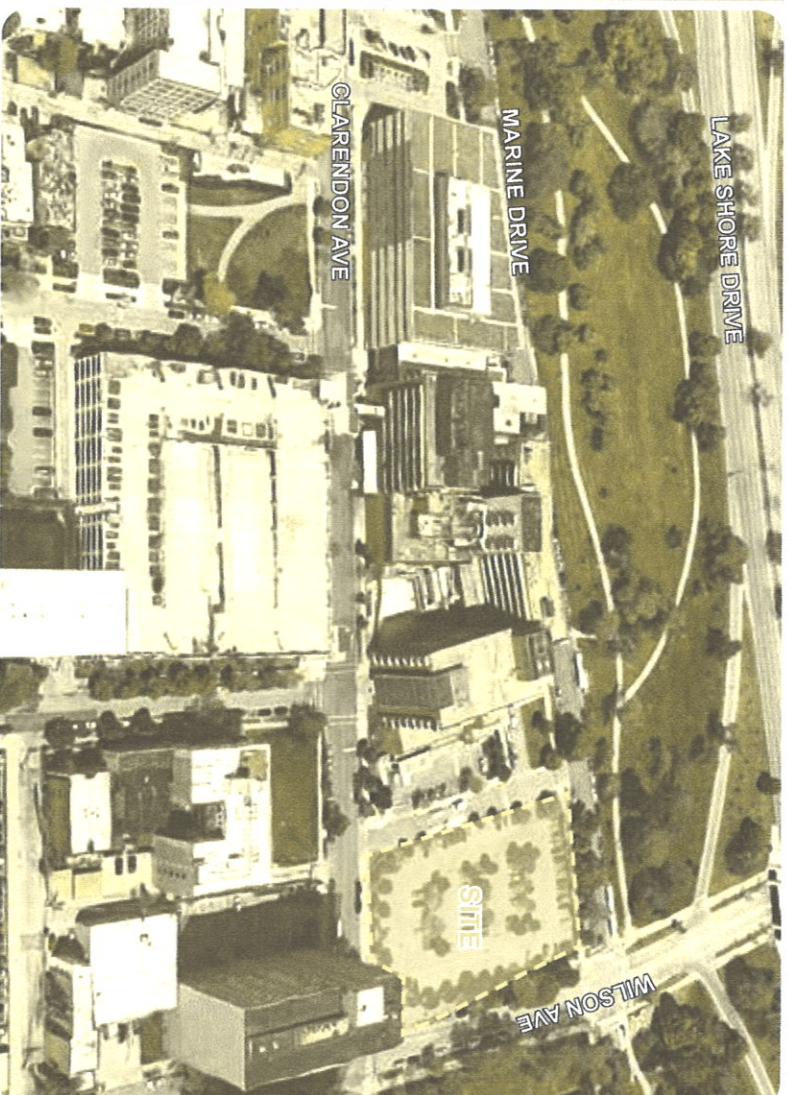
3.0

Ward/Alderman:

46th Ward, James Cappleman

Remaining buildable FAR: +/- 151,758 SF

- Residual FAR from Weiss Memorial Hospital will be transferred to surface parking lot.
- Seller will allow time for proper entitlements.



Bidding Instructions:

- Basic LOI's with all contingencies identified.
- Contact listing broker for all inquiries.
- Call for offers date will be announced.
- Relevant third party reports on property's website: www.4600northmarinedrive.com

Letter of Submittal:

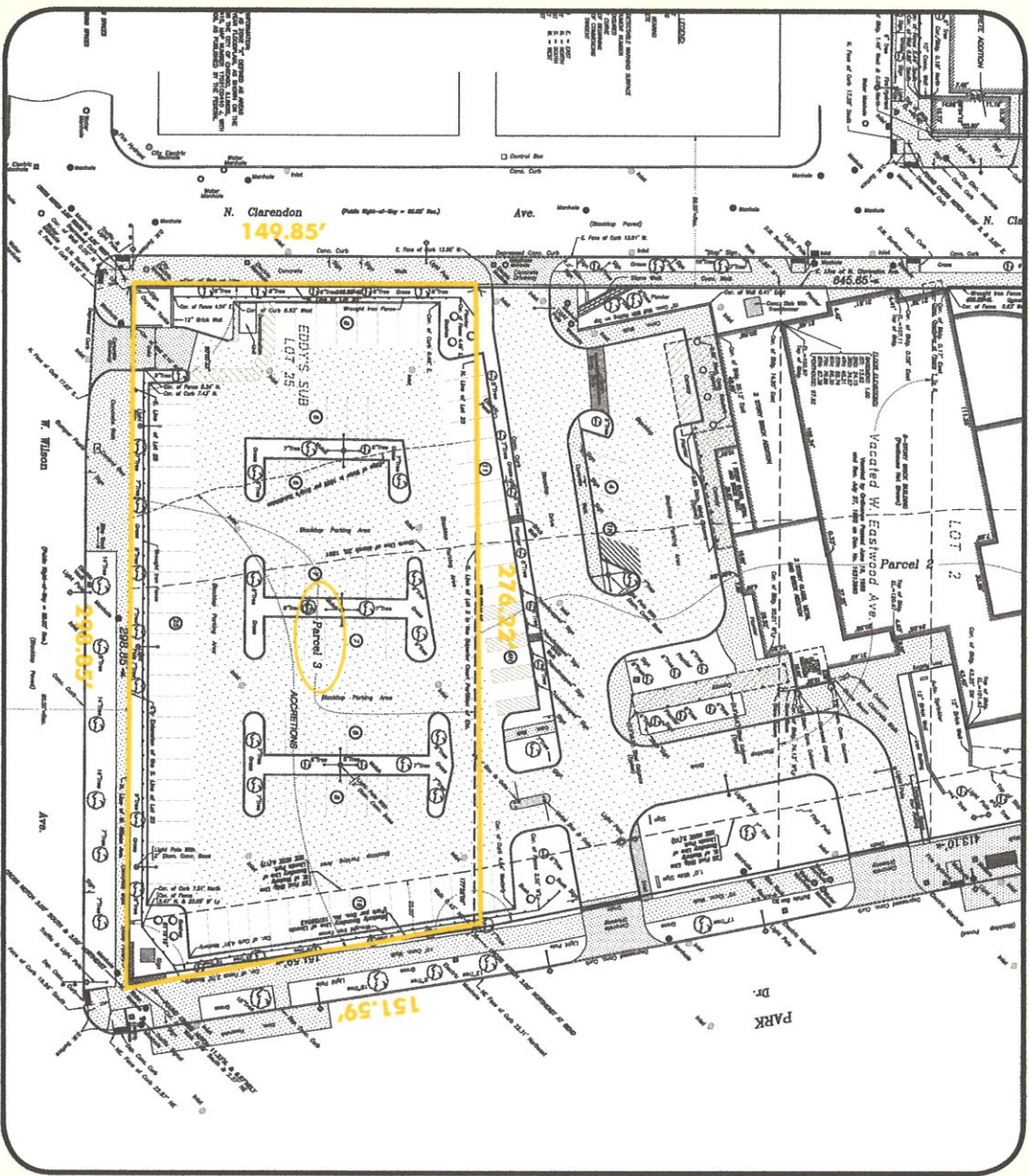
Marcello Campanini
Senior Vice President
CBRE, Inc.
321 North Clark Street, Suite 3400
Chicago, Illinois 60654
marcello.campanini@cbre.com

PROPERTY OVERVIEW



GREAT SETBACKS AND INCREDIBLE VIEWS

- Four sides of proper light and vent setbacks allows for flexibility in design.
- Incredible unobstructed park/lake views to the Northeast, East and South.
- Great Lakeshore Drive visibility.
- At almost an acre of land, good grocer or big box ground floor retail use.



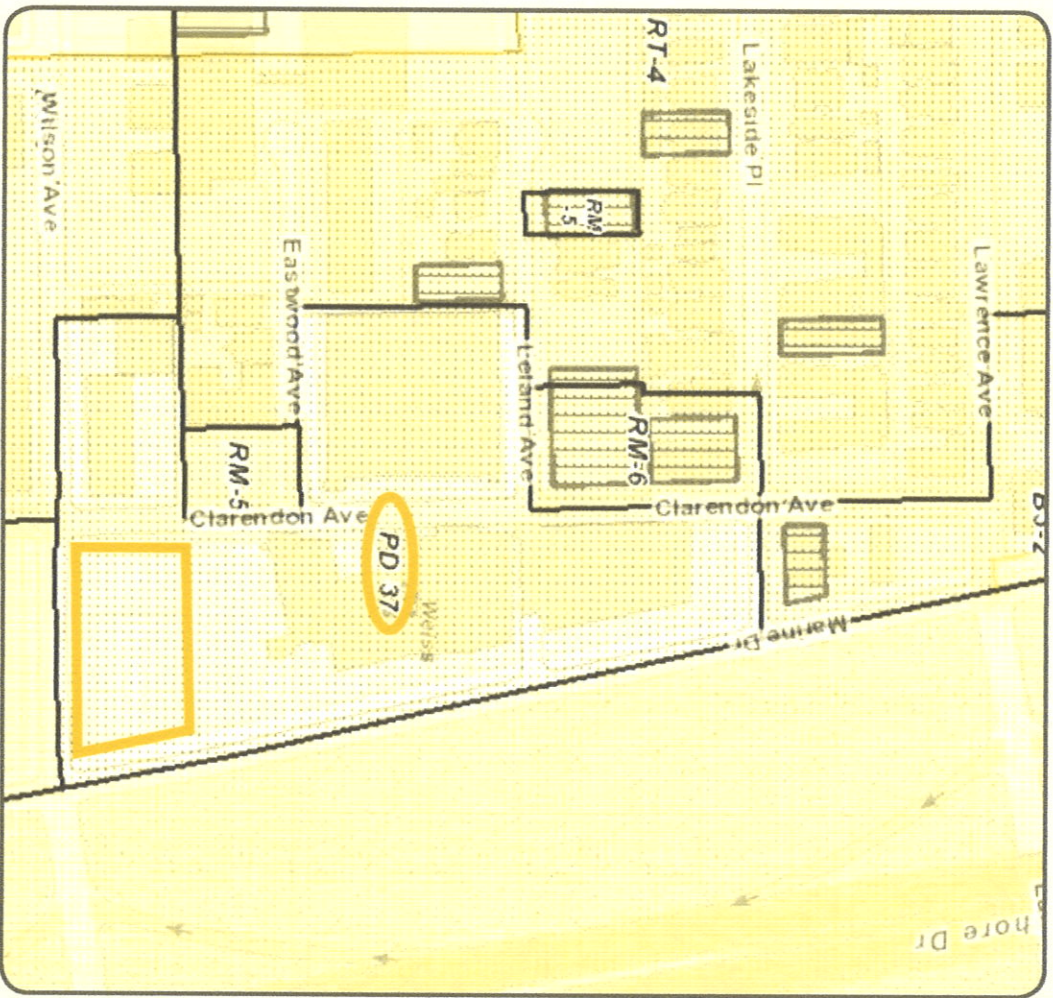
Visit property's website www.4600northmaindrive.com for relevant third party reports.



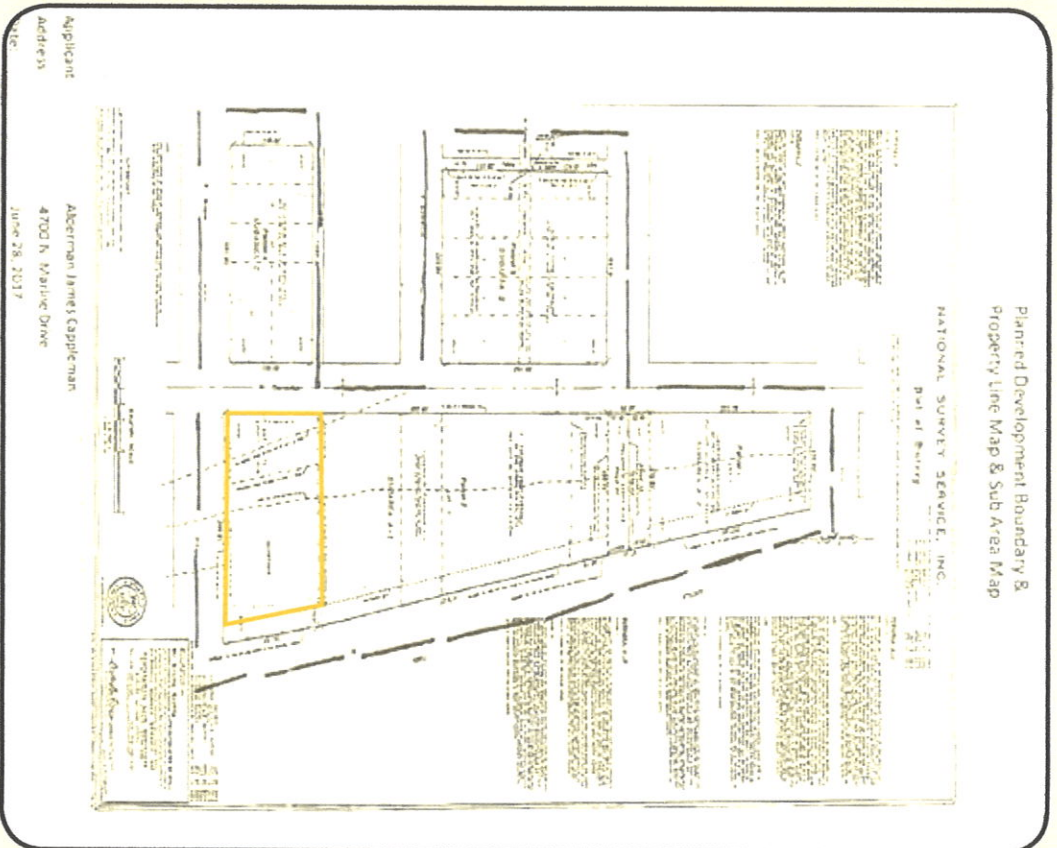
ZONING

CBRE

ZONING



ZONING MAP PD 37



SUBJECT IS LOCATED IN SUB-AREA A-1

ZONING

PD 37 Bulk Regulations & Data Table

10/11/2017	REPORTS OF COMMITTEES	58057	58058	JOURNAL--CITY COUNCIL--CHICAGO	10/11/2017
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:					
<i>Bulk Regulations And Data Table.</i>					
Gross Site Area:		352,684 square feet (8.11 acres)	Maximum Number of Hospital Beds:		373 beds permitted in Subarea A-1
Public Rights-of-Way:		54,433 square feet (1.24 acres)	Setbacks from Property Line:		In substantial conformance with the Site Plan for Subareas A, B, and C and Building Elevations for Subareas A and C
Net Site Area for Entire P.D.:		298,251 square feet (6.87 acres)	Minimum Number of Off-Street Parking Spaces:		92 spaces
Net Site Area by Subareas:			Subarea A-1:		17 spaces
Subarea A-1:		155,708 square feet	Subarea A-2:		779 (Hospital -- Subarea A-1) spaces**
Subarea A-2:		43,663 square feet	Subarea B:		193 (MOB -- Subarea A-2) spaces
Subarea B:		65,722 square feet (1.51 acres)	Subarea C:		9 (Subarea C) spaces
Subarea C:		33,158 square feet (0.76 acre)			29 spaces
Maximum Floor Area Ratio for Entire P.D.:		2.97	Minimum Number of Off-Street Loading Spaces:		
Maximum Floor Area by Subareas:			Subarea A-1:		2 (Hospital) spaces
Subarea A-1:		3.0 (Hospital)	Subarea A-2:		2 (MOB) spaces
Subarea A-2:		5.0 (MOB)	Subarea B:		0 spaces
Subarea B:		0.0	Subarea C:		2 spaces
Subarea C:		6.0	Maximum Building Height:		In substantial conformance with the attached Building Elevations
Allowed Uses:		See Statement 5			
Maximum Number of Dwelling Units:		150 units permitted in Subarea A-2			

* Includes nine (9) dwelling below the second floor and accessory uses.
 ** Ten (10) parking spaces were eliminated from the original P.D. and the existing P.D. will contain ten (10) non-accessory parking spaces for the 45th Ward residents with City issued permits.

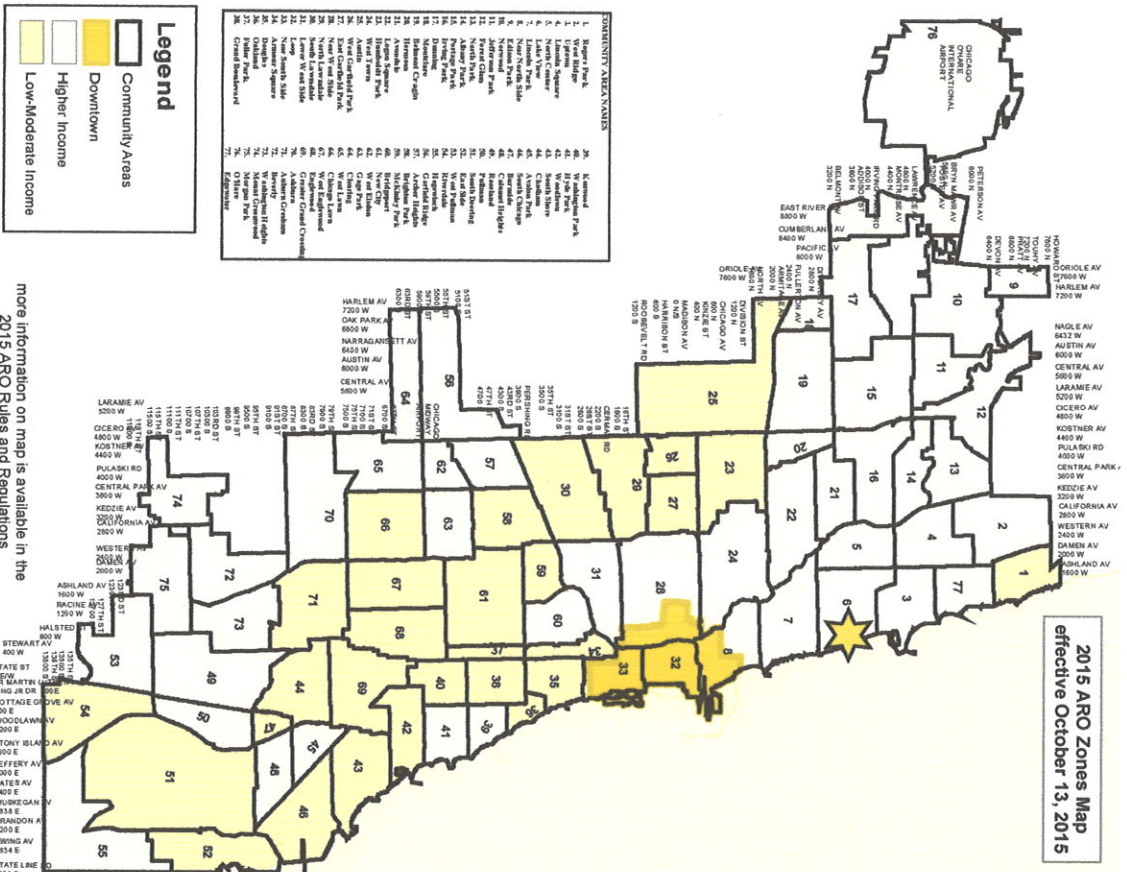
ZONING

Zoning Opinion Letter

We will put this on property's website.

ZONING

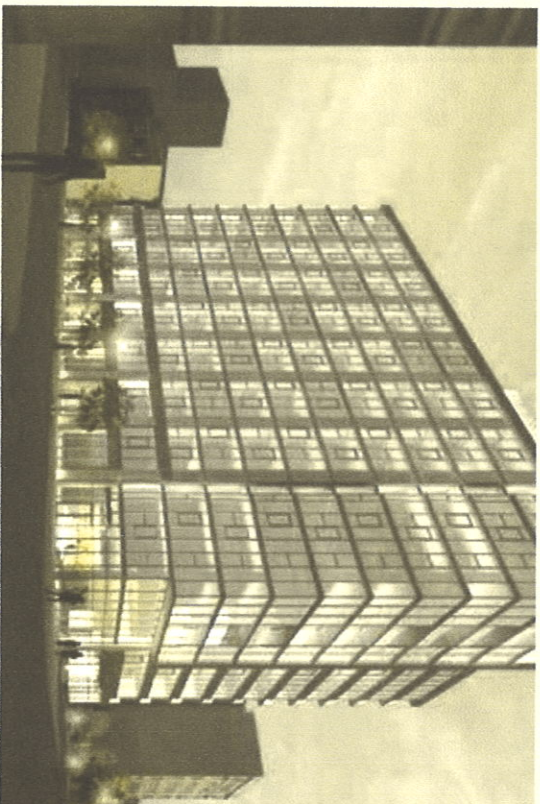
The Affordable Requirement Ordinance (ARO)



more information on map is available in the 2015 ARO Rules and Regulations

4600 NORTH MARINE DRIVE IS LOCATED IN "HIGHER INCOME" ZONE.

The impact of the 2019 ARO is \$130,534 per both multifamily unit and per residential condominium unit for "high income" district.



NEIGHBORHOOD

Steps from Uptown's Entertainment District

UPTOWN THEATRE'S \$75 MILLION RESTORATION WILL BEGIN NEXT SUMMER

CHICAGO TRIBUNE - MARCH 21, 2019

[HTTPS://WWW.CHICAGOTRIBUNE.COM/ENTERTAINMENT/THEATER/CT-ENT-UPTOWN-REHAB-PLANS-113-STORY.HTML](https://www.chicagotribune.com/entertainment/theater/ct-ent-uptown-rehab-plans-113-story.html)

The long-awaited, \$75 million restoration of the 93-year-old Uptown Theatre - among the highest profile historic rehabs in the city's history - will begin next summer, Chicago's Community Development Commission is to be told Tuesday.

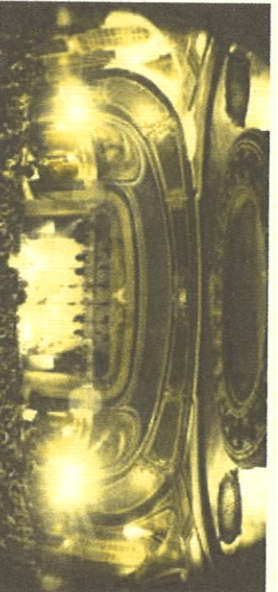
Along with approving the public financing elements of the restoration for partners Jam Productions and Farpoint Development, the commission - its members were appointed by Mayor Rahm Emanuel - also is expected to approve the sale (for \$1) of a 31,000-square-foot, city-owned parking lot at 1130 W. Lawrence Avenue in order to "support theater operations."



Uptown Theatre



Aragon



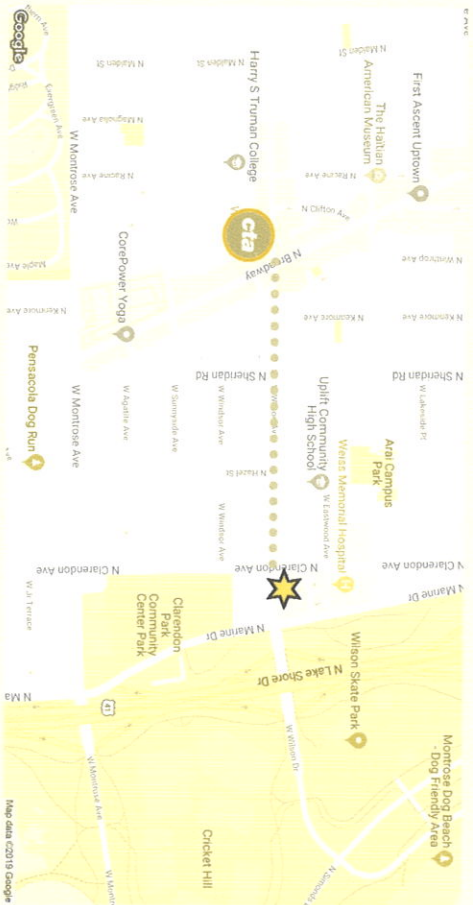
Riviera Theatre



Green Mill

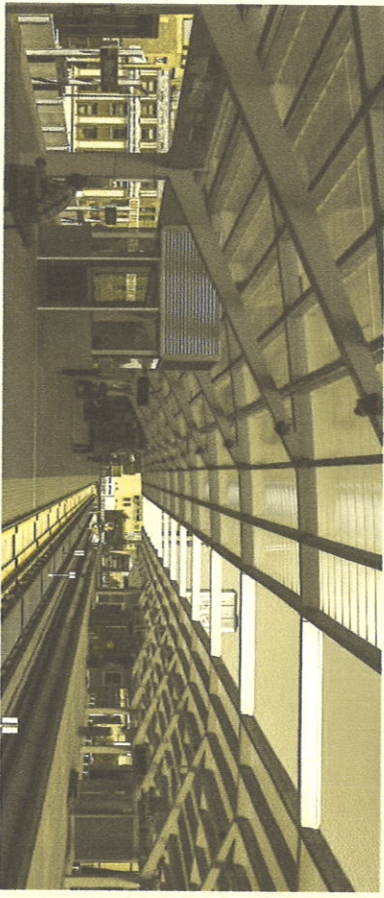
NEIGHBORHOOD Transportation

4600 North Marine Drive has superb access to public transportation and the area's major transportation links. Numerous bus lines operate in proximity to the property. The CTA's brand new \$35M Wilson station is walking distance of the property. The subject property has excellent access to Lake Shore Drive, which is a few minute drive to downtown.



**CTA Bus' #81, #136 & #146 run downtown
and have stops in proximity to the subject.**

CTA's New \$35 Million Wilson Stop



NEIGHBORHOOD

The subject property is located in the renowned Uptown/Edgewater Beach neighborhoods. This northside location is very established and enjoys access to Chicago's Lincoln Park lake front amenities.

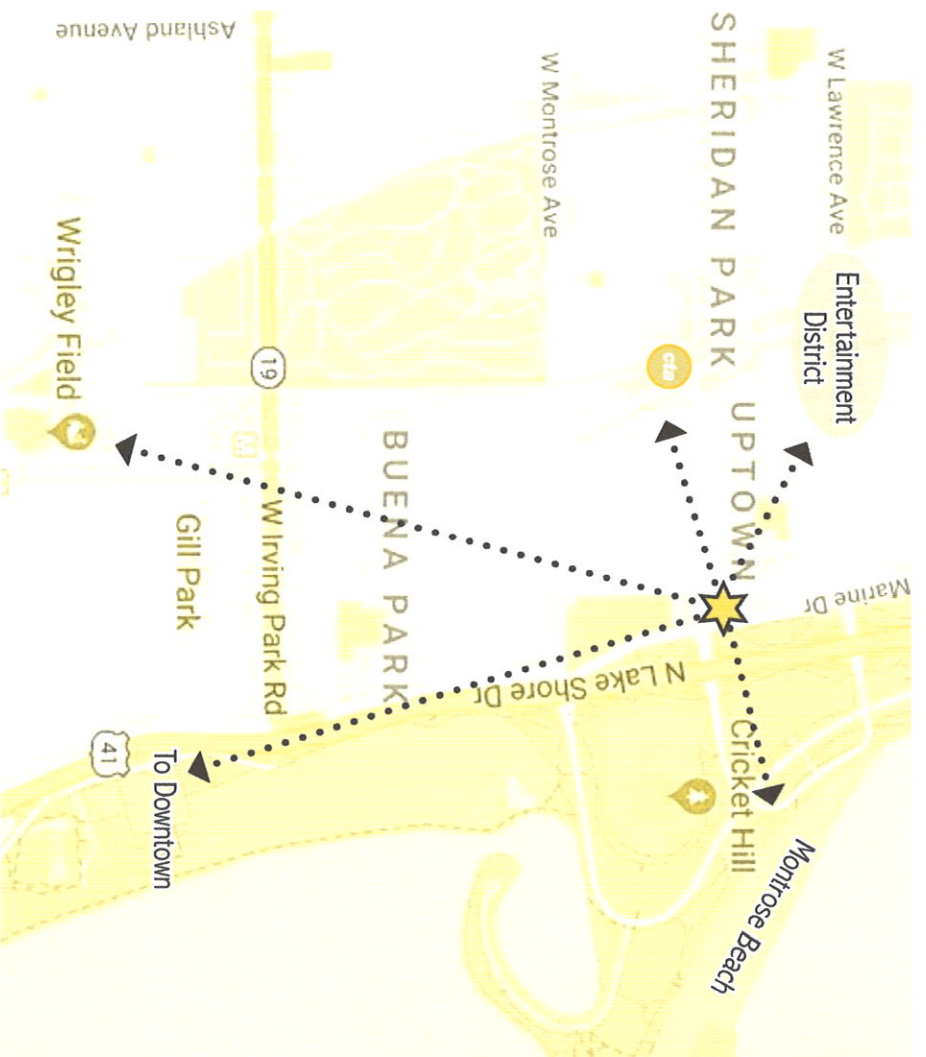
The dining scene is wide ranging. Just about every type of cuisine is covered in this mix of eclectic restaurants and local favorites. Just north of the subject, the neighborhood's nightlife scene includes the Entertainment District, fun nightclubs, upscale wine bars, and craft breweries.



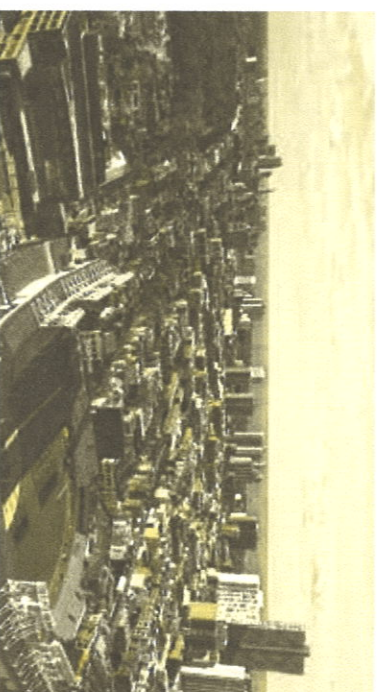
Entertainment District



Montrose Beach



Lakeview



Wrigley Field

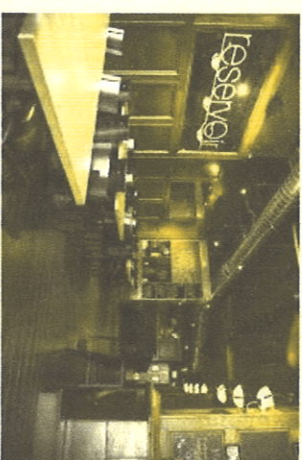
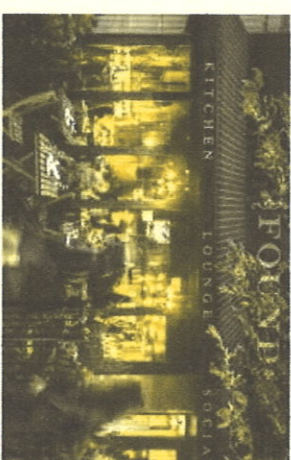
NEIGHBORHOOD

Nearby Amenities

The subject location has many nearby amenities and grocers to choose from. Whole Foods, Mariano's, Jewel, Aldi and Target all have locations nearby. Many local restaurants and bars pepper this neighborhood giving Uptown its own unique flavor.

National chains like Starbucks, Jimmy John's, McDonald's, Sonic Drive-Thru, Walgreen's, CVS, Core Power Yoga, Orange Theory Fitness etc., also call Uptown home.

Steps away from Montrose Beach and the outdoor bar/music venue of the Dock @ Montrose Beach with daily live music.



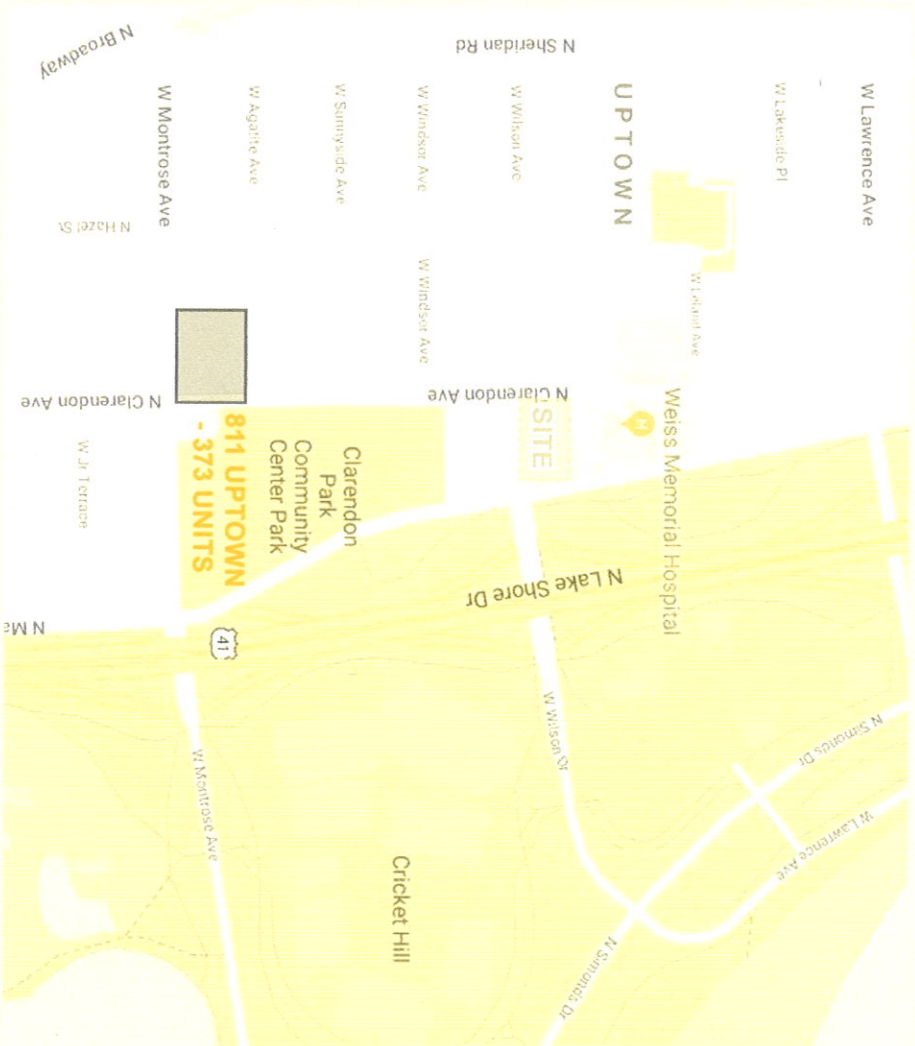


MULTIFAMILY OVERVIEW

CBRE

MULTIFAMILY OVERVIEW

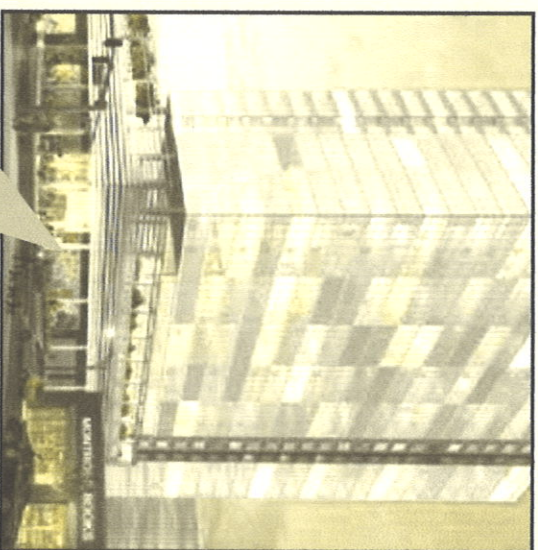
Case Study- 811 Uptown



Very high barriers to entry have made North side ground up developments along the lake front hard to source.

27-STORY UPTOWN APARTMENT TOWER SCORES FULL CONSTRUCTION PERMIT

CURBED CHICAGO - JUNE 20, 2017
[HTTPS://CHICAGO.CURBED.COM/2017/6/20/15837538/](https://chicago.curbed.com/2017/6/20/15837538/)
CHICAGO-CONSTRUCTION-EIGHT-ELEVEN-UPTOWN-APARTMENT-TOWER



The North Sides next lakefront high-rise has been cleared to keep climbing towards its 27-story final height. Known as Eight Eleven Uptown, the development landed a full, \$45 million construction permit yesterday. In the works for many years to replace the 3.4-acre vacant site of the old Cuneo Hospital - later home to Maryville Academy - at the corner of Montrose and Clarendon, the project received its first foundation permit back in February of this year.

MULTIFAMILY OVERVIEW

IT'S EDGEWATER AND UPTOWN'S TURN IN THE SPOTLIGHT

BISNOW - MARCH 20, 2019

[HTTPS://WWW.BISNOW.COM/CHICAGO/NEWS/MULTIFAMILY/ITS-EDGEWATER-AND-UPTOWNS-TURN-IN-THE-SPOTLIGHT-980877&UTM_SOURCE=OUTBOUND_PUB_50&UTM_CAMPAGN=OUTBOUND_ISSUE_1528&UTM_CONTENT=OUTBOUND_NEWSLETTER&UTM_MEDIUM=EMAIL](https://www.bisnow.com/chicago/news/multifamily/its-edgewater-and-uptowns-turn-in-the-spotlight-980877&utm_source=outbound_pub_50&utm_campaign=outbound_issue_1528&utm_content=outbound_newsletter&utm_medium=email)

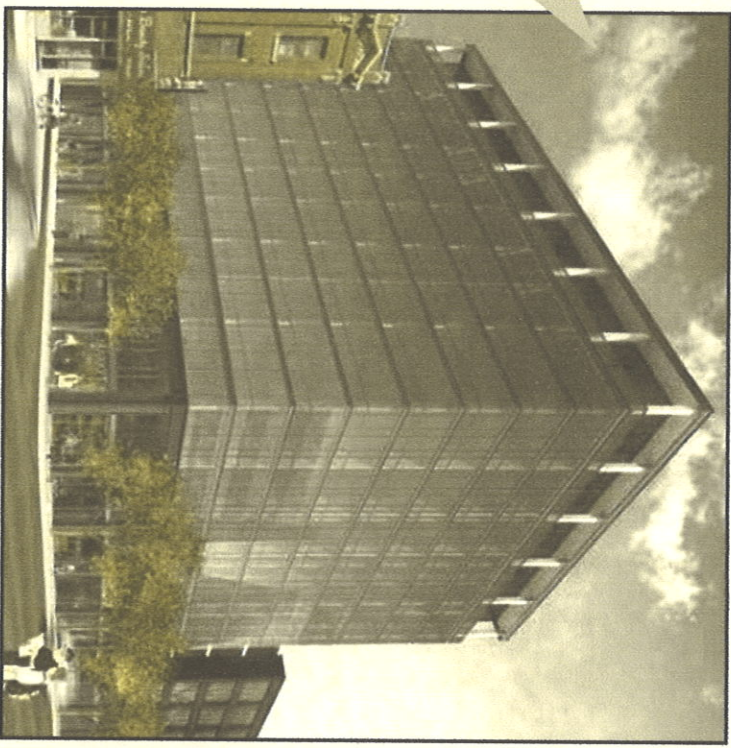
Multifamily construction will most likely hit a cyclical peak in the Chicago region during 2019. But after years of activity in the core, builders and investors increasingly look to Lakefront neighborhoods. Of these, Edgewater and Uptown now stand out, with escalating development and investment activity.

The area already had a couple of healthy pockets, such as Andersonville, but new renters and capital have now poured into the surrounding blocks.

In the aftermath of the recession, developers launched new rental projects throughout adjoining neighborhoods such as Ravenswood and Lincoln Square, where buildings usually leased up quickly.

"We've been developing in these neighborhoods for at least 10 years now, and we always took the long view that the great transportation and proximity to the lake made them viable," CEDARSt Cos. partner Alex Samoylovich said. "Even when economic times were hard, occupancy was extremely high, usually in the 97% range."

And with the city pouring capital into infrastructure improvements for the area, including a sparkling new theater district and a \$220M revitalization of the Chicago Transit Authority's Red Line, which ties the neighborhoods to the downtown and all its jobs, Samoylovich expects development to accelerate in the coming years.



5050 North Broadway New Multifamily Development

BIDDING INSTRUCTIONS

Location: 4600 North Marine Drive, Chicago, IL

Surface parking lot south of Weiss Memorial Hospital.

Land Size:

+/- 43,088 SF (Irregular approximately 295' X 150')

Zoning:

PD 37, Sub Area A-1

FAR:

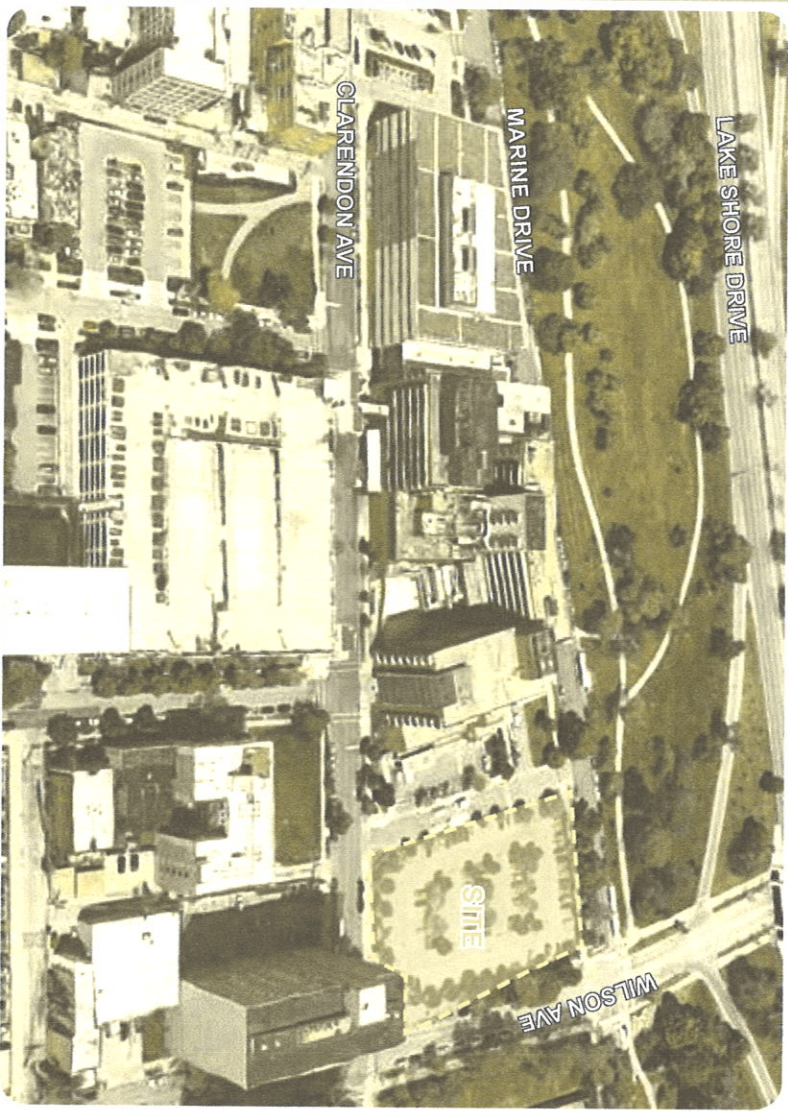
3.0

Ward/Alderman:

46th Ward, James Cappleman

Remaining buildable FAR: +/- 151,758 SF

- Residual FAR from Weiss Memorial Hospital will be transferred to surface parking lot.
- Seller will allow time for proper entitlements.



Bidding Instructions:

- Basic LOI's with all contingencies identified.
- Contact listing broker for all inquiries.
- Call for offers date will be announced.
- Relevant third party reports on property's website: www.4600northmarinedrive.com

Letter of Submittal:

Marcello Campanini
Senior Vice President
CBRE, Inc.
321 North Clark Street, Suite 3400
Chicago, Illinois 60654
marcello.campanini@cbre.com

EXCLUSIVE AGENT:

MARCELLO CAMPANINI

Senior Vice President

marcello.campanini@cbre.com

+1 312 297 7635

CBRE

© CBRE © 2019 All Rights Reserved. All information included in this letter/proposal pertaining to CBRE, Inc.—including but not limited to its operations, employees, technology and clients—is proprietary and confidential and supplied with the understanding that such information will be held in confidence and not disclosed to any third party without CBRE's prior written consent. This letter/proposal is intended solely as a preliminary expression of general intentions, is for discussion purposes only, and does not create any agreement or obligation by CBRE to negotiate or continue negotiations. CBRE shall have no contractual obligation with respect to the matters referred to herein unless and until a definitive, fully-executed agreement has been delivered by the parties. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.



NEIGHBORHOOD

CBRE

1 THE CLERK: Westlake Property
2 Holdings, LLC. Trustee's motion for a Rule 2004
3 examination.

4 MR. GUON: Good morning, Your Honor.
5 Allen Guon for Ira Bodenstein, the Chapter 7 trustee.

6 THE COURT: Good morning.

7 MS. CIAMBRONE: Good morning, Your
8 Honor. Rosanne Ciambrone on behalf of
9 Pipeline-Westlake; SRC Hospital; Pipeline West
10 Suburban; and Pipeline Health System, LLC.

11 MR. CARMEL: Good morning, Your Honor.
12 Marc Carmel from McDonald Hopkins. I'm here on
13 behalf of VHS of Illinois, Inc., who filed an
14 objection, and also here on behalf of its affiliates,
15 which are defined in the motion as the tenet
16 entities, and includes Conifer and other tenet
17 entities.

18 And with me, Your Honor, is my
19 co-counsel, David Wender of Alston & Bird.

20 THE COURT: Good morning.

21 MR. WENDER: Good morning, Your Honor.
22 David Wender with Alston & Bird.

23 THE COURT: Okay.

24 MR. THEIS: Good morning, Your Honor.
25 John Theis on behalf of Riley Safer Holmes & Cancila,

1 LLP. That's one of the law firms that's named in the
2 motion.

3 THE COURT: Okay. I've briefly
4 reviewed the papers. I don't know -- I'm assuming
5 that the trustee may want to file some kind of reply.

6 MR. GUON: Well, Your Honor, we're
7 under a lot of pressure because VHS wants its claim
8 allowed, and they're applying pressure to us to get
9 the show on the road, if you will.

10 We understand that the next time the
11 Court is sitting is December 10th, so we set this
12 motion up for hearing today so we can get started.

13 We can file a reply, but, you know, as
14 often happens, examinees don't want to be examined,
15 and file objections. But, typically, you know,
16 courts deal with these as premature because they can
17 be addressed after the subpoena is issued.

18 The trustee has good cause to issue
19 subpoenas and examine all of the objectors. They
20 were all involved in the initial acquisition of the
21 Westlake Hospital or were counsel to the debtor.

22 As Your Honor may or may not be aware,
23 that acquisition closed in January 28th, 2019.
24 Pursuant to the party's acquisition agreement, the
25 Westlake Hospital was required to be shut down by

1 June 5th, and -- of that same year -- and as a
2 result of the shutdown and where we are today, one of
3 the tenet entities, VHS of Illinois, asserts a
4 purported \$17 million claim against the property's
5 estate, and as part of the sale, you know, they
6 wanted to be paid some of their claim, which the sale
7 order provides.

8 And then the Pipeline entities assert
9 a 9 million prepetition, unsecured claim against the
10 estate and then 2.3 million in administrative claims
11 against these estates.

12 So, now, despite having these large
13 claims, and despite the trustee understanding they
14 were required to shut down this hospital, they want
15 to impair the trustee's efforts to investigate both
16 those asserted liabilities, which is clearly within
17 the scope of Rule 2004, and any potential claims the
18 estates have against those entities.

19 The entire purpose of Rule 2004 is for
20 discovering assets, examining transactions,
21 investigating liabilities, and determining whether
22 any wrongdoing occurred. It's designed as a
23 pre-litigation discovery device.

24 I've read their objections, and
25 they -- there is no true basis to stop the issuance

1 of the subpoena. If they want to object once the
2 subpoena is out there, as I revised the order -- I
3 uploaded a revised proposed order to address that
4 concern -- I specifically put in paragraph three that
5 all of the examinee's right to assert privileges and
6 protections under the Federal Rules of Bankruptcy
7 Procedure are preserved.

8 So that should address any
9 preconceived concerns they have about what these
10 subpoenas will require them to do.

11 But what they're essentially asking is
12 for the Court to wipe Rule 2004 out of existence so
13 the Federal Rules of Civil Procedure must apply. And
14 Rule 2004, by its very nature, does not require
15 compliance with the Federal Rules of Civil Procedure.
16 There just isn't authority for this.

17 So while we can delay it and file a
18 reply, we would prefer just to get the subpoenas out
19 there and let it take its natural course if they want
20 to object.

21 I read a case by Judge Grant, in re
22 Sheets, from the Northern District of Indiana, and
23 the judge lays out a very nice explanation of why,
24 you know, you can't stop a trustee from investigating
25 claims like a mortgage.

1 And he says, you know, under
2 Rule 3001, claims are presumed prima facie valid.
3 And the trustee is parachuted in the case, and until
4 the trustee has an ability to examine the claims, he
5 can't come forward with information to dispute the
6 prima facie validity of those claims.

7 So simply saying "I object" isn't
8 enough, and the trustee's entitled to use Rule 2004
9 as the vehicle because it's the only vehicle a
10 trustee has to investigate the claims that the estate
11 may have.

12 With respect to debtor's counsel,
13 look, if an attorney represented the debtor, the
14 trustee holds the privilege. There's no dispute
15 about that under Weintraub. So, you know, we're
16 entitled to those documents.

17 But we'll issue the subpoena, and if
18 they have objections, you know, we'll deal with them
19 before Your Honor.

20 But, essentially, the premise of these
21 objections to impose rules that aren't required under
22 Rule 2004 are just premature at this point.

23 MS. CIAMBRONE: If I may, Your Honor.

24 THE COURT: Go ahead.

25 MS. CIAMBRONE: Our objection is that

1 the scope of the Rule 2004 examination is simply far
2 too broad.

3 If you look at what they're
4 requesting, it is in no way limited to the claims
5 objections that they think they may have and extends
6 to literally every piece of paper relating to two
7 currently operating hospitals that may exist.

8 I don't dispute that the trustee is
9 entitled to some type of Rule 2004 exam, but they
10 certainly aren't entitled to the broad, wide-ranging
11 scope of documents and information that they have set
12 forth in their Rule 2004 motion. It must be limited.

13 You have to understand, Your Honor,
14 that there are multiple parties that are at issue
15 here. This was a purchase of three hospitals. Two
16 of the hospitals continue to be operating entities.
17 There's ongoing privilege with respect to those
18 operating entities.

19 We don't dispute that to the extent
20 there are lawyers that represented the debtor that
21 the trustee holds that privilege, but it doesn't hold
22 the privilege for other entities. And, certainly,
23 deposing lawyers is a last resort. The trustee
24 hasn't even bothered to determine whether or not he
25 can get this information from other parties.

1 At this juncture, there's no -- first
2 of all, the pressing need to force all of us to come
3 in literally on two days' notice to object to
4 something that is so incredibly wide ranging, if you
5 look at the scope of it, it just isn't warranted at
6 this juncture, and it certainly isn't warranted to
7 give the trustee the authority that he seeks in the
8 2004 motion.

9 If you look at paragraphs 13 and 14 of
10 the motion, if you look at the scope of the order
11 that he wants entered, it is simply far too broad and
12 needs to be tempered.

13 MR. TEISS: Your Honor, if I may.

14 THE COURT: Yes, go ahead.

15 MR. THEIS: Your Honor, I'm John
16 Theis, and, again, I represent one of the law firms
17 that's listed in the motion, and I just want to
18 specifically echo the point about the privilege
19 issue.

20 We as a law firm, the lawyers to both
21 the debtor pre-bankruptcy and to various other
22 entities, we were litigation counsel in the state
23 court lawsuits, so not part of any transactions that
24 were -- that seem to be at issue in the motion, so
25 we're a bit baffled why we're involved in this.

1 We have two primary objections -- and
2 our apologies, Your Honor, for not submitting these
3 before, again, this is a very short notice for this
4 that we've received.

5 But, first, you know, in the state
6 court cases, we represented both -- in a joint
7 representation, both the debtor and various other
8 entities. So our communications, our privileged
9 communications would be both with the debtor
10 pre-bankruptcy, plus a variety of other entities.

11 And we have an ethical obligation to
12 maintain the confidentiality of those communications.
13 This is not a simple example of when the debtor can
14 waive that privilege.

15 Second --

16 THE COURT: Mr. Theis, your firm, or
17 the firm you represent, represented the debtor, so
18 you have that privilege issue, and then you
19 represented other parties, as I understand it.

20 MR. THEIS: Correct. Correct.

21 The debtor was one of several parties
22 that was named in the state court lawsuit.

23 And so we -- you know, our
24 communications with the individuals who represented
25 both the debtor and various other entities -- and I

1 say "debtor," pre-bankruptcy -- but that entity and
2 the other entities, those are all going to be the
3 same communications. So there's going to be very
4 difficult and thorny privilege issues that are going
5 to have to be sorted out in that context. That's the
6 first one.

7 The second point, Your Honor, is that
8 it's very unclear to us, and we have not heard from
9 counsel for the trustee at all about meeting and
10 conferring about this, but we have very limited, if
11 any, information about what appear to be the
12 transactions that are at issue in this motion.

13 You know, they're seeking transactions
14 among certain debtors, and the liabilities and
15 financial condition of the debtors.

16 Again, we're not the transactional
17 attorneys. We are litigators in the state court
18 case. We didn't represent them in regard to those
19 transactions, so it's unclear what we would have that
20 cannot be obtained either from the debtors or the
21 claimants or some other source.

22 THE COURT: Any other parties that
23 want to speak to this?

24 MR. WENDER: Yes, Your Honor. David
25 Wender with Alston & Bird on behalf of the tenet

1 entities, which includes VHS, the secured lender.

2 And, Your Honor, and our point, and
3 just to kind of build on what Ms. Ciambrone said, is
4 that what we have here really is an issue of scope
5 and procedure.

6 And we don't think -- and based on the
7 pleadings submitted to the Court, the trustee hasn't
8 met his burden for this -- under the motion itself
9 and the proposed order is extensively broad, almost
10 unlimited discovery. And, in fact, seeking
11 information related to transactions amongst the
12 debtors, period full of stuff with no date
13 limitations, could go back to the seven years of
14 ownership that the tenet entities had prior to the
15 bankruptcy.

16 And in seeking that -- and one of the
17 procedural problems we have here is, typically, when
18 a trustee or party seeks the 2004 discovery, they
19 attack kind of the scope of what they're seeking.

20 And here -- and I recognize that there
21 are issues with the holiday, and the trustee wanted
22 to get things on the schedule, but it's -- there's
23 none of that stuff. There's no proper scope.

24 And so if the order's granted, and
25 we're just limited under the Federal Rules of

1 Bankruptcy Procedure -- and we tried to ask for more,
2 because we're trying to backfill here -- is that if
3 the Court grants this broad, extensive discovery, our
4 rights to object on that, from our perspective, are
5 waived, are gone, because the Court has ordered this
6 broad and expansive discovery.

7 Moreover, and I take a little bit of
8 an exception relative to the purpose of 2004 and the
9 trustee's use here. 2004 is meant for a trustee to
10 analyze and determine kind of its assets, really, for
11 the most part, in the early stages of the case, but
12 also, I recognize that in Sheets, the court said in
13 claims allowance and potential claims objection. But
14 the facts here are a little different, is that for --
15 commencing in January 23 -- sorry, let me rephrase
16 that.

17 As set forth in the motion filed with
18 this Court on January 23rd, the trustee said he had
19 already started investigating VHS' claim. So the
20 trustee's had ten months to investigate.

21 Now, if the trustee hasn't uncovered
22 anything else in the claim by now, that's surprising.
23 But 2004, with such a broad request after ten months,
24 is not supported evidentiary. There's no declaration
25 or any facts in evidence before the Court as to why

1 this is now needed ten months in. Our secured claim
2 was always there. They know it was there. They got
3 our authority to use cash collateral.

4 And so the issue that we have is --
5 and I recognize we're trying to fit a square peg into
6 a round hole, because we understand the trustee is
7 entitled to discovery, and we're not opposed to
8 reasonable discovery within the limit.

9 But what's sought here is not
10 supported and is not justified under the rules, and
11 that's where the tenet entities are coming from.

12 THE COURT: Okay. This is what I'm
13 going to suggest, and perhaps my schedule -- I'm
14 supposed to be at a meeting on December 3rd. I'm
15 not even positive that meeting's going forward. But
16 I will make myself absolutely available. This is a
17 pandemic. I'm not going anywhere.

18 What I would suggest is that the
19 parties have some type of meet and confer. We have
20 good lawyers on this case. 2004 is very broad. The
21 trustee has a duty to look at these claims and to
22 understand them and to ultimately make a
23 recommendation to the Court as to whether they should
24 be allowed or whether there should be some paring
25 back or they shouldn't exist at all.

1 But I'm going to -- I think the
2 parties need to talk about this. The trustee has
3 reasonable counsel, and as I said, I think this case
4 has good counsel.

5 Why don't we continue this to see if
6 there can be some way you can hammer out an order
7 that maybe is more particular to the scope that the
8 trustee feels that he needs.

9 I am happy to sit on another day --
10 Wednesday afternoon is my Chapter 13 day, but I'm
11 available pretty much any other time. Like I say, I
12 am not going anywhere.

13 So if you want to continue this to
14 even Tuesday the 1st, I could make myself available
15 that day, providing we can get a court reporter, but
16 I think we probably can find one.

17 If you want to try to do it next week
18 on Tuesday, if you want to move that fast, I would
19 make myself available. I could make myself available
20 Wednesday morning, the 25th.

21 If the parties want to -- maybe the
22 best thing for you is to talk offline. I think we
23 have the ability to make a breakout room. Mr. Smith,
24 this might be our test. If you wanted to talk and
25 then come back, that would be fine.

1 Or if it makes more sense to talk and
2 let us know later today or tomorrow when a good time
3 would be, I think you could probably come up with an
4 order, or I can help you get to an order so that
5 discovery under 2004 proceeds in the broad context
6 that it has, but perhaps it could be more -- you
7 know, maybe define it a little bit more.

8 What do you think?

9 MR. WENDER: Your Honor, this is
10 Wender. And if I could -- a suggestion, which I
11 think is where we started to go, and Mr. Guon can
12 disagree with me, is that if we see kind of a
13 proposed subpoena so we can actually see the exact
14 scope and the exact request from the trustee, I think
15 that would go a long way of helping us to figure out
16 whether there's anything to actually argue about.

17 And so what I'd suggest is -- and
18 maybe -- or the parties discussing as to what the
19 scope would be so that we're actually -- if we do
20 have a disagreement, or if we do have an argument,
21 it's actually based on something definitive as
22 opposed to concepts and concerns, without anything
23 more.

24 THE COURT: I mean, I think the
25 redline order that I see here, the trustee's getting

1 the authority to issue the subpoenas. And then
2 paragraph three, he does make it subject to the
3 rights of examinees to assert all privileges and
4 protections available under the Federal Rules of
5 Bankruptcy Procedure.

6 If there are attorney/client privilege
7 issues, those aren't going away in 2004, except for
8 as to the trustee.

9 So, I mean, I think this order limits
10 it. If there needs to be further defining of this
11 order, I'm happy to consider it. But this does seem
12 like it moves towards what you're arguing about.

13 MR. WENDER: Well -- and, Your Honor,
14 the problem is -- again, David Wender, for the
15 record.

16 The problem is the scope. Because the
17 scope under this order is unlimited, and it's not
18 clear to us -- and we attempted to clarify this last
19 night, then I'll stop there -- is to because the
20 scope is everything, it's not clear whether an
21 objection to the scope is actually preserved under
22 the Federal Rules of Bankruptcy Procedure.

23 Because, again, as you know, the 2004
24 is potentially broad if the Court finds just cause
25 for it, for a broader scope.

1 MR. GUON: Your Honor, if I may.

2 THE COURT: Yes.

3 MR. GUON: As Your Honor pointed out,
4 it's just a very plain, vanilla order. There is no
5 obligation for the trustee to give the subpoena,
6 attach the subpoena to the motion. That's just not
7 required, and that's not the practice that's handled
8 in this district.

9 When there's an objection to a
10 subpoena, we deal with that pursuant to Rule 9016 and
11 Rule 45.

12 I specifically -- to address the
13 concern of Mr. Wender, I put in there that all
14 privileges and protections are available under the
15 Federal Rules of Bankruptcy Procedure.

16 The trustee is not going to agree that
17 the Federal Rules of Civil Procedure apply. That's
18 just not required. It's an attempt to hamstring his
19 investigation of almost \$30 million of claims
20 asserted against the estate and potential claims the
21 estate may have against various parties.

22 So we're not -- the trustee won't
23 agree -- I'm happy to pare this down if there's
24 something that is objectionable, but I -- to address
25 their concern, I specifically put in the fact that

1 all their privileges and protections under the
2 Federal Rules of Bankruptcy Procedure are protected.

3 So to the extent -- and you hear me
4 say this now -- to the extent that they have an
5 objection to the subpoena as to scope, we'll deal
6 with it before Your Honor, as I'm sure we will, on a
7 motion to quash, or a motion to object to the scope
8 of the discovery.

9 THE COURT: When do you think you'll
10 be issuing the subpoena?

11 MR. GUON: In the next week or two.
12 Some of them -- I mean, it will be a rolling basis.
13 Obviously, there's a number of parties here.

14 Maybe the debtor's counsel -- you
15 know, 2004 doesn't even require a subpoena. It only
16 requires a subpoena if I want to enforce it. And so,
17 obviously, I'm going to issue subpoenas.

18 But maybe debtor's counsel, since the
19 privilege belongs to the trustee, maybe we can
20 informally get the information we need. So I may not
21 have to issue a subpoena unless we hit a roadblock.

22 So this order is just a plain, vanilla
23 order that gives us the right to do our investigation
24 as authorized under Federal Rules of Bankruptcy
25 Procedure 2004, specifically asserting the right of

1 the parties to protect their objections.

2 And I don't really see, you know, what
3 delaying this will do, because the trustee won't
4 agree to make the Federal Rules of Civil Procedure
5 apply, and he's certainly not required to give the
6 subpoena to the parties to see if they object before
7 it's issued.

8 THE COURT: Yeah, I'm going to go
9 ahead and enter the --

10 MS. CIAMBRONE: Your Honor, if I
11 could --

12 THE COURT: Just hold on one second.
13 Hold on a second.

14 I'm inclined to enter the order as it
15 is now, and then when there are specific objections
16 to subpoenas, to hear those.

17 Because this seems a little bit --
18 nobody knows exactly what the subpoena's going to say
19 at this point. Until there's a motion to quash it,
20 it's a little bit hard for me to do this in a vacuum.

21 And I'm mindful of the privilege
22 issues people are raising and the fact that there are
23 multiple hospitals, there may be a mishmash of
24 communications that may come in to deal with.

25 So I think it actually will be

1 delaying things to continue this, and I'd rather deal
2 with specific objections to the subpoenas.

3 Ms. Ciambrone, I know you're trying to
4 saying something now. Go ahead -- but that's the
5 direction that I'm going right now.

6 I don't see that -- since there is no
7 subpoena yet, it's a little bit hard to -- we're kind
8 of talking a little bit in a vacuum at this point.
9 I'd really like to see the specific objections to the
10 specific portions.

11 MS. CIAMBRONE: I think the problem
12 that we have is exactly what Mr. Guon said, is that
13 the trustee is not required to issue a subpoena once
14 he has authority for a Rule 2004 exam.

15 And the scope, the broad scope of the
16 trustee's language in the order that permits that
17 investigation goes -- is simply too far. It
18 encompasses everything.

19 It is not limited to the claims that
20 have been filed against the estate. It governs
21 operating entities and their relationships amongst
22 each other, and the scope is far too broad.

23 THE COURT: Well, 2004 provides for
24 the trustee to take discovery about things that would
25 lead to either marshaling assets or to the

1 administration of the estate.

2 And to the extent that the trustee
3 asks questions that are beyond that broad scope, I
4 will entertain objections. There's no other way --
5 I'm not going to limit the trustee right now without
6 knowing the specifics of what he's going to ask.

7 If there is something about one of the
8 other hospitals that affects the administration of
9 this estate, including the claims against this
10 estate, that may very well be relevant.

11 So I'm going to enter the order. 2004
12 is broad, but it doesn't go to everything in the
13 world. And to the extent that the parties think that
14 it's gone beyond what it should, I will entertain
15 those objections.

16 And like I say, I'm not going
17 anywhere. I'll be here. I'll even handle things on
18 an emergency basis if it warrants that and you can't
19 get in otherwise.

20 But I don't see at this point, without
21 seeing the specific questions the trustee wants to
22 ask or the areas he's going to, that I can really
23 have the authority to limit 2004, really, in the
24 dark.

25 MR. GUON: Thank you, Your Honor.

1 THE COURT: So I'm going to enter the
2 order as revised. I think I have a plain copy of
3 that as well. I'll take one more read through it
4 before I enter it.

5 But looking at it now, it seems to
6 provide the parties the right to assert objections,
7 certainly as to privilege and other protections that
8 would be available.

9 But we are all -- I mean, 2004 is
10 broad. It is a fishing expedition, but it's not
11 without some limitations, and the parties certainly
12 can raise those.

13 MR. GUON: Thank, Your Honor.

14 THE COURT: You're welcome.

15 (Which were all the proceedings had in
16 the above-entitled cause, November 19,
17 2020, 9:00 a.m.)

18

19 I, JERRI ESTELLE, CSR, RPR, DO HEREBY
20 CERTIFY THAT THE FOREGOING IS A TRUE
21 AND ACCURATE TRANSCRIPT OF PROCEEDINGS
22 HAD IN THE ABOVE-ENTITLED CAUSE. /S/
23
24
25



James Cappleman
Alderman of the 46th Ward
4544 N Broadway
Chicago, IL 60640

April 16, 2021

Dear Alderman Cappleman,

Thank you for your email (April 7, 2021) about the proposed development at 4600 N. Marine Drive and for the accompanying typed Q & A document with responses to questions and concerns raised by community members in the online meetings on Jan. 28 and Mar. 18, 2021.

We learned from your ward newsletter on April 15, 2021 that the first Z & D meeting in regards to the proposal has been set for April 29, 2021.

We are confused and deeply concerned by your decision to abruptly discontinue facilitating any further meetings with the developer and relevant city and hospital staff on behalf of our 46th ward neighborhood, which is the community co-located with Weiss Hospital Planned Development 37. Shifting all discussion to the 46th Ward Zoning and Development Committee before details are worked out with the most affected neighbors is premature given the unknowns and is out of keeping with your process and prior precedents in handling large developments in the ward.

We ask you to reconsider your decision and to bring additional resources to bear locally to address the concerns and questions raised by our community, including a meeting with relevant city planning department representatives, with whom the neighborhood has not yet had an opportunity to meet, to discuss neighborhood input and an action plan going forward.

As you know, our block club area comprises a richly diverse and densely populated community with a high degree of poverty. Not all residents have ready access to online meetings and language barriers are also a consideration. We are attempting to address online barriers to engagement, including via physical "mailboxes" in key locations to help gather feedback from those who are offline. If input is given in another language, we will find a translator to help. Communications are complicated by the pandemic and may take additional time. This level of engagement takes additional time. Shifting out of our area so early in the process compounds concerns about equity and fairness.

As you are aware, the proposed development marks a considerable departure from the Planned Development ordinance that has guided development in past decades. Extensive discussion seems

appropriate given the implications of such a significant change and the potential value of local insights. Many of our residents rely on Weiss Hospital and have a very positive relationship with this key healthcare institution, which is our long-time neighbor. This development deserves careful and unrushed process not only because it involves a piece of property in the Private Lakefront abutting the Public Lakefront, but also—and especially important to LANA—because it is a critical regional healthcare and employment center upon which our community is highly dependent.

LANA has understood that we are at the beginning of the type of back and forth that has previously characterized other 46th ward development discussions. Formal standard development studies have yet to be completed and shared, and no revisions to the proposed development to address community concerns have been documented. Similarly large developments elsewhere in the ward have undergone many months of neighborhood-level review and exchange of information *prior* to being introduced to the 46th Ward Zoning and Development Committee, with developers adjusting their projects and providing additional detail to try to respond to and adjust for concerns and information provided by a project's closest neighbors.

We have only just received the written Q & A document with your e-mail and the developer has not yet proposed any modifications to address community questions and concerns, which are understandably many. The community needs time to review and grasp information contained in the Q & A document you sent on Apr. 7, which contains important new details for consideration. For example, at the 2nd meeting on March 18, 2021, plans were unclear for Weiss Hospital's urban farm, which serves many local area residents. Now we have learned that this important community health initiative is being discontinued despite the fact that it has in the past addressed food insecurity and provided mental and physical health benefits to participants including those in formal programs coordinated with respected organizations such as Heartland Health.

The CEO of Weiss Hospital assured meeting participants that the hospital's financial condition is sound and that funds from the property sale will be used for future work. These statements reassured neighbors that there is sufficient time to work out a plan that truly fits with our community and its assets. We therefore look forward to a process in keeping with the mission Pipeline Health highlights on its website: "We collaborate with each of our hospitals to ensure the communities we serve are represented in every interaction." (Please see <https://www.pipelinehealth.us/about-us/>.)

Please follow your standard process and allow LANA to 1) process the information that has been provided, 2) discuss with the developer, Weiss Hospital, and relevant city personnel the information received and any changes they propose in response to the first two meetings and other community input, and 3) take a vote of our community members in a fair and equitable manner prior to this project being brought to the 46th Ward Zoning & Development Committee.

As you requested, here is the link to the recorded LANA meeting on March 18, 2021, that was held over Zoom: <https://www.youtube.com/watch?v=tyfBN-Phw5k>. Please add this link to your Z & D website.

Sincerely,
Lakeside Area Neighbors Association (LANA)



James Cappleman
Alderman of the 46th Ward
4544 N Broadway
Chicago, IL 60640

April 26, 2021

Dear Alderman Cappleman,

Lakeside Area Neighbors Association (LANA) is a community organization that is made up of volunteers who: 1) work to help keep our community informed of local issues and 2) work to include all the different voices of the diverse people within our area when deciding on any proposals.

Historically, the process of approving a new business or a zoning change in the 46th Ward has been to have several different meetings that include the entity requesting the change, the local community that is impacted, and the wider surrounding community that is impacted. There are typically many meetings where concerns are shared by the community, the developer/business then brings back changes to address those concerns, and there is a two-way conversation with the local and wider community over several months. *This has not been the case* with the proposal at 4600 N Marine Dr as the wider community meeting was omitted by the 46th Ward office due to the pandemic. The conversation has been limited to only LANA block club and the developer, over a period of two meetings over a three-month period. Some of our questions remain unanswered as of today, including our request for the results of traffic and shadow studies.

It has been uniquely challenging for LANA to obtain feedback from its members regarding the proposed development at 4600 N Marine Dr for several reasons:

1. We are all currently experiencing life during a global pandemic as well as social turmoil on both a city and national level.
 - a. Gatherings to learn about, voice questions, and hear updates have ALL been done online and over electronic means.
 - b. Many of our LANA residents are juggling the same things that most Americans are facing right now: higher stress levels, more work, lower incomes, and overall less bandwidth to address local community matters.
 - c. We have gone to great lengths and personal monetary costs to get the word out about this proposal to the neighborhood as well as to gather input in the form of hand-written feedback, questions, and, most recently, votes.
 - d. We have many residents within LANA that do not have consistent access to the internet which is required to attend online meetings.

2. We have been given a shorter timeframe to do more work than was required prior to the pandemic in order to gather input from the neighborhood.
 - a. November 10, 2020 - LANA first found out about the proposal via an online social media post that a LANA community member saw.
 - b. December 10, 2020 - LANA had a block club meeting to discuss the proposal details internally. (21 people were in attendance.)
 - c. January 28, 2021 - LANA met with the developer for the first time, in a Zoom meeting moderated by the Alderman's office, heard the presentation about the proposal, and asked many questions. (54 people were in attendance.)
 - i. Participants were not allowed to unmute to ask questions, but instead had to write out questions in the chat that were often paraphrased or skipped entirely by the facilitator when read for the group. This was a very frustrating experience for many in attendance.
 - d. February 2021 - LANA began collecting additional questions and feedback through google forms and our physical feedback boxes deployed throughout our boundaries.
 - e. March 18, 2021 - LANA met with the developer for the second time to see if any changes had been made based on the questions from the first meeting and the feedback that was gathered between meetings. (34 people were in attendance.)
 - i. The plan at the end of the meeting was LANA should receive written answers to the 94 questions that were submitted, then would allow time for residents to review and submit any follow-up questions before starting the process of voting on whether this zoning change should proceed.
 - ii. Many questions raised during the first meeting have not been answered (and remain unanswered today.)
 - f. April 7, 2021 - LANA was notified that the Alderman would move this decision before the 46th Ward Zoning & Development Committee due to: "[his] belief that any additional meetings with [our] block club would not be productive because it would continue to be a rehashing of the same concerns. - James Cappleman"
 - g. April 9, 2021 - LANA began collecting votes online and began strategizing how to safely get hand-written votes from the many residents of the multiple low income high-rises within our boundaries, who may have internet access or language barriers.
 - i. We have not been able to get any of our flyers or ballots translated into Vietnamese or Russian as of the time of this letter.
 - h. April 15, 2021 - LANA learned from the Ward Newsletter email listserv that this will be presented to the 46th Ward Zoning & Development Committee on April 29.
 - i. Scheduled for April 29, 2021 - The 46th Ward Zoning & Development Committee meeting will hear the proposal and decide on whether to vote, or choose to postpone.

So far, feedback and votes from the residents who reside within LANA boundaries have indicated that a majority (approximately 75% as of Monday evening, 4/26) do not want a zoning change approved for the proposed development. The reasons vary and include:

- Pipeline has proven to be an untrustworthy entity by historically lying to state regulators and community members regarding Westlake Hospital, and the successful sale of this land and rezoning for non-medical use could catalyze the closure of Weiss hospital, and be doubly

damaging by making it less desirable for another hospital administrator to purchase for use as a hospital in the future.

- The land is part of the Planned Development 37 & zoned for specific hospital uses – it was never intended for market-rate residential units.
- The hospital has stopped community programs (like the rooftop farm, the farmer’s market) that give neighbors concerns about potential downsizing of the hospital.
- There are not enough family-sized units with 2-3+ bedrooms (current plan: 88 – studios, 168 – 1 bedrooms, 58 – 2 bedrooms)
- The units are expensive as only 8 of 314 will be “affordable”, the rest range from \$1700-\$3000
- There will be an increase in traffic surrounding the building that could be disruptive to the ER entrance and cause congestion.
- The ER entrance to Weiss is too close to the entrance for the on-site parking and resident traffic could compromise ambulance accessibility.
- There is no planned loading zone for ride-share or deliveries to the building.
- This development will lead to an increased demand for street parking which is already in short supply in the LANA boundaries and surrounding side streets.
- The developer has not made any specific environmental commitments (ex: the developer will not seek LEED certification) and the development is located on the historic lakefront.
- Weiss Hospital and the Covington, an apartment building at Wilson and Clarendon, are currently eligible for the National Historic Register.
- The developer has requested to incorporate only 2.5% on-site affordable housing, and the new ARO, which takes effect in October, will require them to incorporate a minimum of 5% affordable housing.

A minority of the residents (approximately 25% as of Monday evening, 4/26) who reside within LANA boundaries have given feedback that they welcome this project and see any additional residential density as beneficial to the area from an economic and safety standpoint.

As this decision to change the zoning of part of a Planned Development is a big one, it deserves more time and input than it has been given. Several bills (SB 168, HB 3657) are currently being discussed in the legislative session that is ongoing in Springfield this week that could work to reduce the risk of a hospital closure, but accelerating this development before those bills become law is a high risk to our hospital considering Pipeline’s history of closing area hospitals. Our hospital is especially important to our community because it serves a patient population primarily has Medicaid versus commercial insurance, because it serves the LGBTQ+ community as since it hosts the Center for Gender Confirmation Surgery, and because it is a stroke center geographically proximal to where many higher risk seniors live, in addition to hosting many other specialties.

Neighbors continue to believe that given additional time, we could work out a plan that truly fits with our community and its assets. We therefore look forward to a process in keeping with the mission Pipeline Health highlights on its website: “We collaborate with each of our hospitals to ensure the communities we serve are represented in every interaction.” (Please see <https://www.pipelinehealth.us/about-us/>.)

Please follow your standard process and allow LANA to 1) process the information that has been provided, 2) discuss with the developer, Weiss Hospital, and relevant city personnel the information received and any changes they propose in response to the first two meetings and other community input, and 3) take a vote of our community members in a fair and equitable manner prior to this project being brought to the 46th Ward Zoning & Development Committee.

Sincerely,

Lakeside Area Neighbors Association



Lincoln Property
c/o
Paul Shadle
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, IL 60606

May 18, 2021

Dear Lincoln Property and Paul Shadle,

Thank you for providing the building elevation and winter solstice document files. We have shared these on our website and with our membership.

COMPREHENSIVE FEEDBACK

To better understand our community needs and in response to the local zoning and development committee's request for more feedback on the current Lincoln Property proposal, LANA surveyed its members both online and with physical paper ballots to evaluate top community priorities for new developments within our boundaries. Over 50 neighbors responded to the survey between May 1 and May 13, 2021, ranking the following items between "not at all important" and "extremely important" on a five-point scale. The following criteria are ranked by total score, with 5 points awarded to "extremely important" and 1 awarded to "not at all important." We hope this information will be helpful to supplement the LANA-area collected feedback document we sent via the 46th Ward on March 16, 2021.

- Price of units/ Percent of on-site affordable housing (184)
- Building pursues sustainability goals (175)
- Building does not contribute to increased area traffic (173)
- Ground floor of the building is designed with pedestrian safety in mind (172)
- Building is similar or shorter than surrounding buildings (171)
- Landscaping around the building is open to public (169)
- Building provides parking at a 1:1 ratio of spots: units (164)
- Having a high number of family size units (163)
- Orientation of the building is such that it casts a minimum shadow. (152)
- Building fits in with historic surroundings (151)
- Building contains a mixed-use or commercial space (120)
- "Pandemic-proof" units with private outdoor space dedicated by unit (113)

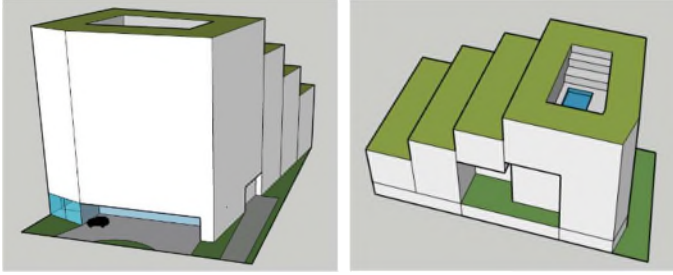
We also received significant written commentary, which we include below, as we did with our earlier feedback summaries for the current proposal. Although we have not included a number of comments such as “do not build this” that include no direct design advice, we want to mention them in the interest of transparency and to give you an accurate sense of current reaction to the proposed development.

On Shape, Height, Materials & Construction:

- I would prefer a taller building that would be on the eastern part of the lot—if it would help keep partial lake views for the existing buildings that would be blocked with the current plan. If you did a gradual increase of building size from the western corner to the eastern corner, you could stair-step up each section by a few stories. Each stair stepped rooftop could be a green roof or even terrace space for residents so that the residents had a pleasant view from their units. **Given extensive review by Uptown United, Alderman’s Office, and DPD the building height was reduced from 14 stories down to 12 in order to fit in with the context of the surrounding buildings. Doing a gradual increase in building size would not work for this type of building, as efficiencies would be lost within the structure.**
- A shorter building (or no building at all). Buildings to the west will have very limited view of the park/lake. **The building was originally proposed as 14 stories and was reduced to 12 based on discussions with Uptown United, Alderman’s office and DPD to fit into the context of the neighborhood. Under the existing PD the hospital could construct a building on the site which would block the views.**
- Limit height to no more than 5 stories to minimize impact to surrounding buildings including hospital. **The project would not be financeable, as this would substantially reduce the number of apartment units (and would eliminate the affordable housing contribution).**
- In order to better fit in with the neighboring buildings up and down marine/Clarendon including adjacent on the southwest corner, I’d like to see the building be over 20 stories. This will help build density and should give flexibility in allowing for more affordable and/or larger units. This is a once in a couple generation build and there should be no little plans when it comes to updating this surface lot to housing for hundreds/thousands of our soon to be neighbors. **Given extensive review by Uptown United, Alderman’s office and DPD the building height was reduced from 14 stories down to 12 in order to fit in with the context of the surrounding buildings. Doing a gradual increase in building size would not work for this type of building as efficiencies would be lost within the structure. Additionally, a 20-story building would cast greater shadows than a 12-story building.**
- And to be honest, the building does not seem all that attractive to me. It is unlike any other building in the surrounding area.
- I am not an architect, but I think that this building design can be made more creatively than just a 3-sided box with a hole in the center. **The building design allows for efficiency within the building. Alternative design were studied but were not efficient for the site.**

- That is one ugly building! It doesn't fit with anything else in the immediate area. A total reworking of the outside of the building would be good. The dark color is not attractive at all. It looks like a poorly designed Lego building, with unfinished pieces/after-thoughts just stuck on here and there.
- Stepped shaped building. **A stepped shaped building will not work at this location due to the size constraints of the site.**
- It is so ugly, a cross between an ice tray and a lego brick. If it has to be there can't it be beautiful?
- Not overcrowding other buildings
- I object to the dark surface material. This is a lakefront park site and surface materials must be light and reflective. I would compromise on this only if we were offered surface materials more in harmony with the historic buildings nearby (e.g., red brick). **The color combination of the building will help the building fit into the context of its surroundings. We feel the color scheme and combination of colors best fit the context of the building and address the four sides of architecture.**
- Minimize construction timeframe **We will work diligently to minimize the construction timeframe and will have a plan in place with the Alderman's office to minimize impact to the surrounding area. We will have a schedule as part of our contract with the general contractor that they will be obligated to adhere to.**
- Private balconies for each unit and non-centralized amenities to "pandemic-proof" residences. **Balconies are provided on a number of units. We have found that some residents prefer balconies while others do not.**
- Balconies would be good to include as outdoor private space is such a necessity (I know your building the EnV at 161 W Kinzie St, Chicago, IL 60654 includes small balconies). Also, a rooftop pool would be quite the view from the Eastern elevation! The EnV building has projecting balconies for the two bedroom apartments at the four corners of the building. In addition some of the one bedroom apartments also have balconies. Roughly half of the apartments do not have balconies. **Balconies are provided on the 2BD corner units as an outdoor private space. We will place the pool on the third floor amenity deck to ensure proper sun angles and allow this space to be a comprehensive amenity space.**

The following schematic of a potential stepped-shape building was provided:



On Affordability:

- No more luxury housing in Uptown for now (moratorium.) Any new building in that area should reflect what the heart of Uptown is and not just be another profit oriented high rise that takes away lake views and sun rises from the neighbors who live here.
- The building needs more on-site affordable units. **The building will include 8 affordable on-site units with an in-lieu fee to Sarah's Circle project within the ward per the City Affordable Requirements Ordinance.**
- Add more affordable housing **The building will include 8 affordable on-site units with an in-lieu fee to Sarah's Circle project within the ward per the City Affordable Requirements Ordinance.**
- More on-site affordable housing units to provide permanent affordable housing in our neighborhood. **The building will include 8 affordable on-site units with an in-lieu fee to Sarah's Circle project within the ward per the City Affordable Requirements Ordinance.**
- Affordable housing **The building will include 8 affordable on-site units with an in-lieu fee to Sarah's Circle project within the ward per City Affordable Requirements Ordinance.**
- Adequate affordable units, adequate parking for residents so that it does not contribute more limited street parking **The project will contain 136 parking spaces within the building. The hospital's parking structure contains surplus space that would allow each unit to have a parking space if there was increased demand. Based on empirical data reviewed, the market supports our parking ratios.**
- More affordable housing units. **The building will include 8 affordable on-site units with an in-lieu fee to Sarah's Circle project within the ward per the City Affordable Requirements Ordinance.**
- Do we really need more housing like this in uptown?
- Make all the apartments affordable to low income households
- If a building does go there it should include more affordable housing than currently planned **The building will include 8 affordable on-site units with an in-lieu fee to Sarah's Circle project within the ward per the City Affordable Requirements Ordinance.**
- More mixed and low-income housing is necessary

- Low income apts.
- More affordable units.
- Make it affordable for low income families

On Traffic

- To help avoid impacts to the hospital ambulance traffic, the entrance to the parking lot, rideshare pick-up, and the deliveries can be made adjacent to one another along Wilson: an example of similar space usage for parking lot access and deliveries can be seen at 1636 N Wells St, Chicago, IL 60614. **With a secondary street such as Clarendon, and access to the Weiss service drive, we expect that CDOT will insist on no curb cuts on either Wilson or Marine Drive per our team's traffic engineer.**
- Add sound absorption on outside to ensure the ambulance noises are not amplified to the rest of the surrounding community **Through the design we will work with a sound engineer and provide sufficient glass to allow for minimal sound impact to the units.**
- Traffic study clearly needs to be completed before final design **A traffic study will be completed as part of the PD Application and will be subject to review and approval by CDOT.**
- Being able to access the hospital both for residents and for emergency vehicles seems very limited. Is there a way to decrease the footprint of the building? **The traffic generated from the loading dock access will potentially be less than the current surface parking lot. The building's loading dock will allow trucks to pull into and be concealed within the building, and to not block the service drive and thereby avoid interfering with vehicles using the service drive. We have run an auto turn software analysis, which indicates there are no turning conflicts or restrictions on use of the loading dock and service drive.**
- It should have parking spaces for each unit. **136 parking spaces will be provided within the building. If there is increased demand the hospital has surplus parking in the garage which would allow for each residential unit to have a parking space. Based on empirical data reviewed, the market supports our parking ratios.**
- Prior to zoning approval submit multiple traffic projections for both current and future configuration of lake shore drive, put parking underground 1 level to improve pedestrian experience. **We are aware of the proposed changes to the Wilson Ave. interchange. We will complete all traffic projections based on CDOT and IDOT direction, including any required analysis of impacts with and without changes to Lake Shore Drive. The water table is shallow in this location which would cause underground parking to be unfeasible.**

On Sustainability

- The building exterior needs to use bird safe glass, bird safe lighting at night, and limited use of plants inside the lobby to prevent bird strikes as this location is so close to the path of migratory

birds. As bird safe glass is more expensive, perhaps the design can utilize less glass and increase more affordable façade materials that would blend in with the neighborhood better too. The building design reflects the most current bird collision deterrence strategies, including: 1) Limits overall building glazing to 40%, 2) Uses low reflectivity glass throughout, 3) Incorporates opaque or frosted glass where possible, 4) Added balconies in front of glazing break up the facade, 5) Bird safe glass with UV or frit pattern to be incorporated at lobby and stairwell, 6) Dark sky friendly exterior lighting (no uplighting).

- Remove glass enclosed stair if glass is not bird friendly Bird safety strategies at the glass enclosed stair include: 1) Occupant sensors at night will decrease interior illumination, 2) Bird safe glass with UV or frit pattern to be incorporated.
- Keep existing trees in the lot surrounding the exterior, green roof doesn't make up for cutting down existing trees Of the 10 existing parkway street trees we will attempt to save 8 of the trees. Additionally, we are adding 5 new parkway trees.
- It should be a bird friendly design See above answers.
- LEED Bronze certification, green roof/above and beyond for bird safety since building in an environmentally sensitive region The City of Chicago sustainability policy at the current time is the equivalent of LEED 4.0 requirements. We are required to build to this standard and will do so.

Community Benefits Requests

- With all the recent development in the area I think an open air affordable farmers market would be a nice addition off the lakefront path.
- Include a gym open to the public as a community gym (or some benefit to community) The fitness center will be to the use of our residents due to the security, health and liability reasons.

SUMMARY OF TOP PRIORITY REQUESTS

Lakeside Area Neighbors Association requests that the proposal address the following **top priority** concerns. We would like to work with you to ensure that this building has only positive impacts on our community and all adjacent assets, including neighboring buildings, Clarendon Park, and Lincoln Park.

Traffic

It is critical that any new development at this location not negatively impact traffic and pedestrian, bike, and ambulance access. Many deliveries are made to high rises adjacent to the same intersection at Wilson and Clarendon, which is close to the hospital ER and garage entrance and to Clarendon Park. Planned construction to Lake Shore Drive under the North Lake Shore Drive Project proposes dramatically altering traffic patterns by replacing the Wilson on/off ramps with new roads nearby. We request the following to help evaluate and improve the Lincoln Properties proposal:

- Complete and share traffic and pedestrian studies that include information for both the current configuration and the proposed future reconfiguration of Lake Shore Drive. KLOA, Inc. is undertaking a traffic study related to the proposed project in accordance with Chicago Department of Transportation requirements, and CDOT must review and approve the traffic study prior to the project proceeding to public hearings and City approval.
- Move the private car entrance away from the Clarendon Avenue bus stop and ER entrance. Providing garage access from Clarendon is the best option based on available alternatives to use Wilson Ave, Marine Dr., or the Weiss Hospital service drive. The development team is reviewing the plan in detail with CDOT and will comply with City recommendations.
- Create a workable, pedestrian-friendly solution for loading zone/ride-share drop-off. A loading zone/ride-share drop-off is proposed along Marine Dr. CDOT must review and approve this loading zone/ride-share drop off prior to implementation.

Affordability

Affordability was the top ranked concern in our community survey. Comments spoke frequently to unmet needs for both affordable and low-cost family-size housing, which reflects the findings of the recent City of Chicago Inclusionary Housing Task Force. Because the current proposal will be built after the new ARO takes effect, we ask that Lincoln Properties strive to achieve the following:

- Comply with the future ARO that will take effect in Oct. 2021. City Council purposely delayed the implementation of the revised ARO Ordinance to accommodate current projects that were initiated prior to Ordinance adoption and enable them to proceed before the start of revised ARO requirements. We will abide by the City Council's guidelines about the date for the implementation of the revised ARO Ordinance.
- Make a minimum of 5% of the proposed units on-site affordable; we would prefer all 10% required be on-site affordable. The in-lieu fees from this project will help fund Sarah's Circle's 100% affordable project that will provide homes to women earning between 0 - 30% of the AMI. We do not want to jeopardize or slow down Sarah's Circle's development proposal.
- Add more family-sized units to the current proposal or forward-engineer flexibility for changing unit sizes into a revised proposal. There is a 55% vacancy rate for market-rate family size units, so it is not appropriate to build more of these units that will remain vacant, thus bringing up the price of the other units that have a demonstrated need.

Shape/Height/Materials:

Top priorities include pedestrian safety, shadow, and blockage of natural light to the existing buildings, which include rental and condominium buildings and the hospital. Any proposal for the site should enhance pedestrian and bike safety in the area and protect the property values of commercial owners and homeowners who have made prior investments in our community. Our community also contains two regionally significant migratory bird sites. Therefore we request the following:

- Reshape the building envelope to eliminate wind tunnel effect and to ensure that current morning light conditions continue to exist for neighboring residential buildings, particularly the Covington (4600 N. Clarendon, rental building) and to Eastwood on the Lake (811 E. Eastwood, condominium building). **Due to the fact that the park is located to the south we do not feel the wind tunnel effect will be as impactful of other areas in the City.**
- Ensure bird safety above and beyond requirements, ideally vetting all designs with bird advocates and presenting the proposed bird safety plan to the wider community. Work to ensure these bird-friendly features will not be removed in later value-engineering processes.
With only 40% of the tower being glass the building is inherently bird safe, and we have also provided that bird safe glass will be used for any large areas of glass on the building such as the lobby facing Marine Drive.
- Present a plan to use the OSI to mitigate negative impacts on neighboring properties to the west and to address the addition of 300 new residential units in the area, which is densely populated. Suggestions have been for community gardens, green space, and/or an addition to Lincoln Park in keeping with the CitySpace Plan recommendation that the city of Chicago acquire privately owned sites adjacent to the lakefront parks. **We will work with the Alderman's office and the City to see where best these funds could be utilized either in the Ward or elsewhere in the City.**

We hope you consider these top priority requests and are eager to see the revisions.

Sincerely,

Lakeside Area Neighbors Association (LANA)



City of Chicago



46th Ward Master Plan

Revised Edition: June 2013

CHICAGO'S 46TH WARD ALDERMAN
JAMES CAPPLEMAN

ACKNOWLEDGMENTS

I would like to thank the following 46th Ward transition task force teams for their hard work and contributions to the Ward Master Plan.

- Crime and Public Safety Task Force
- Economic Development Task Force
- Education Task Force
- Housing Task Force
- Land Use Task Force
- Parks and Public Spaces Task Force
- Social Services Task Force
- Transportation Task Force
- Andersonville Chamber of Commerce
- Central Lakeview Merchants Association
- East Lakeview Chamber of Commerce
- Northalsted Business Alliance
- Uptown United

A huge “thank you” to Abby Sullivan who assisted with the establishment of the various task forces and consolidated their reports to help form this Ward Master Plan.

A special thanks also to Gene Tenner who supplied the vast majority of photographs for this document.

TABLE OF CONTENTS

section		page
1	Population Demographics	2
2	Economic Development	6
3	Tax Incremental Financing	12
4	Housing	16
5	Social Services	21
6	Education	24
7	Parks & Public Spaces	28
8	Public Safety	32
9	Transportation	35

INTRODUCTION

The 46th Ward is one of the most diverse wards in Chicago with over 70 different languages spoken here. In many ways, the 46th Ward is like a mini United Nations. Its diversity strengthens this ward, but it also provides many challenges.



Healthy urban communities are ones that address the shopping, entertainment, education, health care, transportation, and housing needs of its residents. Doing this takes a great deal of planning. It just doesn't happen on its own, especially for a ward that is so diverse in population.

Why the Need for a Ward Master Plan?

A ward master plan helps to identify and address the complex needs of the community. For the 46th Ward, it means doing a thorough assessment of the community's current resources. The strength of any urban community draws from utilizing the full resources of the neighborhood.

This master plan will remain a living document that will adjust to the ever-changing needs of the community. This is the second revision, and there will be more in the future. Should you have any suggestions for improving this document, please contact us at info@james46.org.

Sincerely,

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

Ald. James Cappleman



POPULATION DEMOGRAPHICS

The 46th Ward includes a large portion of Uptown in the northern part of the ward and a slice of Lakeview in the southern part of the ward, covering about 2.4 square miles. The new ward boundaries include more than 2 miles of the lakefront, Montrose Harbor, historic Graceland Cemetery, the Uptown Theatre, the Aragon Ballroom, the Riviera Theatre, the Hutchinson Street Historic District, and Temple Shalom.

The 46th Ward has one of the highest population densities in the city. At over 22,000 residents per square mile, the 46th Ward has a population density double that of the city as a whole. The large number of multi-unit and high-rise residential buildings and the small number of single family homes contribute to this high population density. The ward is geographically smaller than most wards in the city, and has excellent public transportation, pedestrian and bicycle accessibility. These factors reinforce the sense of community and underscore the need for efficient and cooperative utilization of public spaces.

The 46th Ward has a history of welcoming newcomers whether they are moving from a different Chicago neighborhood or from the other side of the world. The Ward is fortunate to be an area that has historic architecture, large expanses of lakefront, engaging culture, diversified housing stock, wide ranging social services and, most importantly, a diverse community of residents.

46th Ward Population

(Source: Rob Paral & Associates) The estimated population of the 46th Ward as of 2010 was about 54,000 residents, down from about 59,500 residents at the time of the 2000 census. This 9% decline is slightly greater than the 7% overall decline in population for the City of Chicago. Only 6 wards in the city experienced population increases, and 22 wards had population decreases greater than 10%.

In the fall of 2011 the City of Chicago went through a ward redistricting process to reflect population changes enumerated by the latest census. Because the population of the ward declined at a rate similar to that of the city as a whole, the proportion of the population that the ward represents is little changed. The new boundaries have less gerrymandering with fewer changes than what was required in most of the other wards.

Racial and Ethnic Diversity

(Source: U.S. Census, American Community Survey, and Rob Paral & Associates) The Ward has a population that is approximately 60% White, 20% African-American, 10% Asian and 15% Latino. Since 2000, the only racial group to increase in proportion of the population is White, non-Latino residents. This group increased by 4%. The African-American population declined 16%, the Asian population declined 15% and the Latino population declined 35%.

The change in the African-American population mirrors the change in this population in the City as a whole, but other demographic trends do not match citywide trends. The City as a whole experienced a 3% growth in its Latino population, a 16% increase in Asian population and a 6% decrease in the White, non-Latino population.

While the 46th Ward is experiencing decreasing diversity as the White, non-Hispanic population grows, diversity is still greater than most neigh-

borhoods. In 2010, most areas of the city have one race that represents more than 65% of population. The Ward does not have one ethnic group that represents a majority of the population.

Income Diversity

(Source: USA.com) Income diversity is high in the 46th Ward, with more than 30% of households with incomes under \$25,000 and more than 12% of households with incomes over \$100,000.

While income diversity is high in the ward overall, there are concentrated pockets of higher and lower income households. For example, in Census Tract 031501, which contains much of Clarendon Park, 51% of the households have a median income of less than \$20,000, while 12% have a median average of \$100,000 or more. In Census Tract 060800, which is in the East Lake View neighborhood just south of Irving Park, 8% of the households have a median income less than \$20,000, while over 23% of households have a median income of \$100,000 or more.

Age Diversity

(Source: American Community Survey, U.S. Census) The 46th Ward has a larger proportion of working-aged adults (18 to 64) than the general population, about 80% of ward residents fall into this age range. The ward has relatively small populations of those over age 65 (8%) and a smaller proportion of children under age 18 (12.25%) than the City of Chicago as a whole. There are areas of the ward with virtually no children, and almost exclusively working-age single adults or partnered and married couples.

The low percentage of children under age 18 is especially notable, because it is about half the proportion of the city and state populations, which are around 25%. The report *Chicago Children and Youth 1990-2010* notes that the Uptown neighborhood has experienced a steady decline in the population of children since 1990, while all other neighborhoods on Chicago's north side have experienced stable or growing populations. This is despite Uptown having the highest per-child availability of social services on the Northside, such as out-of-school time youth programs, licensed childcare and Head Start. The study also notes that as of 2005, Uptown had a 40% child poverty rate. Rogers Park was the only neighborhood on the north side of the city with a higher child poverty rate.

The Lakeview neighborhood, in the southern part of the ward, has a population of children that is classified as 'stable'. However, the census tracts that fall into the 46th Ward have very small populations of children to begin with. For example, the 2010 Census reports that the 618 Census Tract contains a total of 67 residents up to age 19, or 6% of the total population.

Neighborhood Profiles & History

Uptown

Diverse is the word most used to describe Uptown. During Alderman Cappleman's transition process, each transition committee was asked to create a statement of values relating to their topic of examination, and each committee said that preserving the diversity of the neighborhood was a high priority and should inform future planning and development decisions in the ward on everything from social services to retail development.

This perception of diversity is supported by a 2008 study from the Chadwick Institute for Metropolitan Development at DePaul University titled "A Kaleidoscope of Culture: Measuring the Diversity of Chicago's Neighborhoods", which determined Uptown to be the most diverse neighborhood in the city. This scientific study measured diversity in terms of ethnicity, income and age. The study used three existing diversity index scores and combined them to create a composite score measuring diversity. The study weighted these factors to create the composite score, and ethnic diversity was given the highest weight, income second and age third. This study identified Uptown as the most diverse neighborhood, Rogers Park as the second most diverse, and Hyde Park as third.

Immigration is a key component to the ethnic diversity of Uptown. The area has long been a gateway for new residents from all over the world, with social services and cultural resources that support these populations. The 2008 DePaul study reports that 38% of Uptown residents are foreign born, with significant populations coming from African, Asian and European countries.

The study noted that the most diverse neighborhoods in the city do not have one ethnic group representing more than 55% of the populations, and at least 3 ethnic groups composing 15% or more of the population.

History of Uptown *(Source: Uptown United)*

During the last half of the nineteenth century, the rural beach front north of Chicago was a favorite recreational destination for the city's elite. Residential development began in the 1860's and grew as commuter rail service extended north from the city early in the twentieth century.

By the 1920's, Uptown had developed a bustling retail and entertainment district, rivaled only by downtown. The Gold Coast, as its wealthy residents called Uptown, boasted 11 theaters, 36 hotels, and beautiful mansions. Three of these theaters -- the Uptown, Riviera, and Aragon Ballroom -- still stand.

In its zenith, Uptown was the hub of cafe society and entertainment in the Midwest. The film industry began and thrived in Uptown at Essanay Studios on Argyle Street. Before the studios moved to Hollywood, Uptown was the home of well known entertainment figures including Gloria Swanson, Douglas Fairbanks, and, briefly, Charlie Chaplin. Frank Sinatra got his break singing at the Aragon.

Uptown's housing stock suffered after World War II. Relaxed standards encouraged division of large residential units into smaller units to meet an increased housing demand. The neighborhoods further declined in 1960, when 25% of Uptown's historic housing was lost to arson in a single year.

During the 60's and 70's, large numbers of low-income residents poured into Uptown, over-burdening its social services and increasing demand for affordable housing. Urban renewal projects, including large institutions, displaced residents and removed additional historic structures. Between 1960 and 1980, 13 subsidized housing projects (*2000 new units*) were built for low and moderate income, most in high-rises along the Clarendon and Sheridan corridors.

Today, much of Uptown's architectural legacy remains. From affordable to market-rate, the housing stock has experienced vast improvements over the years. With the promised rehab of the Wilson L Station and the Uptown Theatre, the commercial corridors provide an opportunity for commercial and retail development in a densely populated, historic setting.

Lakeview East

While the 46th Ward is often equated with Uptown, the southern part of the ward is in Lakeview East. South of Irving Park to Stratford surrounding Broadway and extending to the lakefront, this is one of Chicago's most historic areas of the city.

While less racially diverse (approximately 80% White) and home to a smaller immigrant population, East Lakeview is no less culturally vibrant. Containing a long section of the lakefront and Lincoln Park, Boystown, and bordering Wrigley Field, Lakeview East attracts visitors from all over the world. These attractions support a thriving retail area that includes a variety of locally owned bars, restaurants and boutiques.

Boystown is the Lesbian/Gay/Bisexual/Transgender (LGBT) cultural center of the Chicago area and the first officially recognized gay village in the United States. The annual Chicago Pride Parade started in this neighborhood, and in 2012, it attracted an estimated record crowd of 800,000 attendees.

East Lakeview History *(Source East Lake View Chamber of Commerce)*

When Clark Street was an Indian path known as Green Bay Trail and scattered bands of Miami, Ottawa, and Winnebago tribes camped along the north branch of the Chicago River, the first settler came to live in what is now Lakeview East. This same settler, Conrad Sulzer, who arrived in 1837, was later to become the first assessor at the first election of Lake View Township in 1857.

Legend has it that Lakeview East got its name from "Hotel Lake View," built on the lakeshore in 1853 by James H. Rees and E. E. Hundley. The owners were standing on the hotel's portico trying to decide upon the right name when Walter L. Newberry, delighted with the unbroken view of the lake from the building, proposed the name.

The cholera epidemic hit Chicago and many residents fled to the countryside. Hotel Lake View was soon crowded to capacity. Many of the refugees were so fascinated by the country air and view of the lake that they remained to purchase nearby homesteads. Because no roads were laid north of Fullerton, Rees, Hundley, S.S. Hayes, and others gave impetus to a plank road for nearby settlements. It was called "Lake View Plank Road," now known as Broadway.

In the 1880's, industry arrived in what had previously been a truck farming region, known as the celery capitol of the world. By 1887 the town of Lake View was incorporated into a city and in 1889 it would be annexed to Chicago's real estate boom, where 43% of Lakeview East's present residences were constructed. A large shopping area at Clark Street and Diversey Parkway emerged to service the quickly growing populations, beginning what is now the Lakeview East business district on Broadway and Clark Streets.



ECONOMIC DEVELOPMENT

Before Ald. Cappleman was halfway through his term in office, he was able to secure two pivotal developments that will later prove to be the tipping point for creating a very strong economy for the Ward:

- \$203 million to rebuild the Wilson L Station, making it the second most expensive L station in the City's history.
- An entertainment district that will foster economic growth in the area surrounding the Riviera Theatre, the Aragon Ballroom, and the Uptown Theatre.

These events have captured the interest of developers who are now expressing a desire to bring in more businesses and housing into the area.

Marketing the Ward

In order to make sound development decisions and to take advantage of the growing interest for new development opportunities in the Ward, there must be some guiding principles to foster sound growth. New development should do the following:

- Promote a family-friendly experience in the residential sections of the 46th Ward

- Improve and promote public safety standards
- Adhere to the City of Chicago Sustainable Development Standards
- Vetted through the appropriate community process

The area chambers of commerce and the Alderman are working together to make it known that the 46th Ward is "Open for Business." This active collaboration should attract potential new business development by:

- Making infrastructure improvements that would encourage more economic development
- Utilizing and expanding upon community development guidelines to ensure new development that is valuable and consistent with Ward goals, which includes prioritizing in the following areas:
 1. Development along existing commercial corridors
 2. Development that respects the Ward's unique architectural and historic offerings
 3. Development that supports designated "sub-district" uses, such as the Entertainment District
 4. Consideration of investment in market analysis and community planning to further serve as tools for business attraction and development.
- Assisting in the identification of viable business to move in to the Ward and locations for them
- Identifying tax credits and other funding to help both new and existing businesses
- Navigating the process of zoning, permitting and licensing for new and existing businesses
- Highlighting attractive features of the ward to potential new businesses, i.e., ethnic and economic diversity, active and engaged citizens and community groups, excellent public transportation options and an ideal location near the lakefront with easy access to the Loop
- Focusing on family-friendly development initiatives, such as adding larger units to our housing stock and improving neighborhood schools
- Promoting the 46th Ward as a destination by highlighting our entertainment options, beautiful lakefront and public spaces, historic architecture and rich history
- Making the 46th Ward a model for sustainability and environmental stewardship
- Making the 46th Ward pedestrian and bicycle friendly in targeted retail corridors
- Focusing on streetscaping and maintenance efforts that will promote foot traffic in targeted retail corridors

Economic Development Tools Available

There are many economic development tools that are available for businesses, community organizations and government. Below is a list of some of these programs. New or existing businesses that are interested in taking advantage of these programs or getting more information about these or other programs should contact their local chamber of commerce or Alderman Cappleman's office.

- Entrepreneurship training, business workshops and assistance with City permitting processes provided by chambers of commerce and community development corporations
- Tax Incremental Financing (TIF) funds available in many sections of the 46th Ward for large projects through redevelopment agreements
- Small Business Improvement Funds (SBIF) available for reimbursement of expenditures on permanent improvements by small business owners or small property owners in most TIF districts
- New Markets Tax Credits (NMTC) available for projects in many sections of the Ward, especially in partnership with NMTC facilitating agencies such as the City of Chicago
- Tax credits are available in Historic Districts throughout the 46th Ward
- Aldermanic "menu" funds (\$1.32 million) used for infrastructure improvements that will encourage retail growth, i.e. capital budget expenditures on items that will last a year or more (*sidewalk repair, street & alley repaving, street & alley lights, and security enhancements*)
- Occasional City façade rebate programs available for businesses not located in TIF Districts
- A potential for significant city investment in Uptown as one of three Neighborhood Entertainment Districts, as mentioned by Mayor Emanuel in his transition plan
- Collaboration with "Local First" Chicago to promote locally owned businesses
- Listings of available retail spaces made available through Alderman Cappleman's office or through the area chambers of commerce
- Special Service Area (SSA) Program, local tax districts that fund expanded services and programs through a localized property tax levy within contiguous areas (used for public way maintenance & beautification, district marketing & advertising, business retention/attraction, special events & promotional activities, auto and bike transit, security, façade improvements, Clean Slate Program, and other commercial and economic development initiatives)

SSAs and their Assigned Chamber of Commerce located in the 46th Ward

Uptown United and Business Partners, The Chamber for Uptown Chicago

4753 North Broadway Street, Suite 822
Chicago, Illinois 60640
Phone: (773) 878-1184
SSA #34 Uptown

Central Lakeview Merchants Association

3355 North Clark
Chicago, Illinois 60657
Phone: (773) 665-2100
SSA #17 Central Lakeview

Lakeview East Chamber of Commerce

3138 North Broadway
Chicago, IL 60657
Phone: (773) 348-8608
SSA #8 Lake View East

Northalsted Business Alliance

3656 North Halsted
Chicago, IL 60613
Phone: (773) 883-0500
SSA #18 North Halsted
www.northalsted.com

Andersonville Chamber of Commerce

5356 N. Clark St. 2nd Floor
Chicago, IL 60640
Phone: (773) 728-2995 Fax: (773) 728-6488
SSA #22 Clark St. – Andersonville

Ravenswood Community Council

1802 W. Berteau Ave, Suite 102
Chicago, IL 60613
Phone: (773) 975-2088
SSA #31
<http://www.ravenswoodcommunity.org>

Consumers and Retail

Consumer Surveys

The 46th Ward contains large sections of two different neighborhoods: Uptown is primarily located in the 46th Ward and it also contains a smaller portion of Lakeview. Because the Market and Feasibility Advisors survey consumer retail expenditures by neighborhoods rather than specific wards, the consumer survey will provide information from the neighborhoods Uptown and Lakeview.

Uptown Retail Market Survey Results	
source: City of Chicago Market Profile	
Food & Beverage	\$ 56,212,219
General Merchandise	\$ 106,008,699
Health & Personal Care	\$ 41,608,619
Food Service & Alcohol	\$ 27,501,019
Clothing & Accessories	\$ 26,799,004
Furniture	\$ 19,804,886
Building Material/Garden	\$ 66,578,146
Electronics/Appliances	-\$ 26,080,133
Misc. Retailers	\$ 8,492,810
Sporting Goods/Hobby/Book/Music	\$ 11,658,787

A 2010 Retail Survey performed by Market and Feasibility Advisors on behalf of Uptown United shows that in the Uptown area, consumer retail expenditures by area residents were about \$825 million, with approximately half of that expenditure spent outside the Uptown community area. This survey clearly shows that there are opportunities for successful retail businesses to open in Uptown.

Lakeview Retail Market Survey Results	
source: City of Chicago Market Profile	
Food & Beverage	-\$ 48,526,900
General Merchandise	\$ 243,115,971
Health & Personal Care	\$ 33,105,356
Food Service & Alcohol	-\$ 26,080,133
Clothing & Accessories	\$ 95,483,654
Furniture	\$ 39,909,468
Building Material/Garden	\$ 147,293,868
Electronics/Appliances	\$ 27,224,059
Misc. Retailers	\$ 25,059,928
Sporting Goods/Hobby/Book/Music	\$ 11,314,752

There are two key numbers in these market assessments.

- The buying power of the population. That is the combined amount of money the population of the defined area spend in a given retail category.
- The retail sales, or how much money is spent in all the area businesses in each category.

Retail float is a term used to describe the market conditions of an area. It can be negative or positive.

Saturated Markets

If “buying power” minus “retail sales” equals a negative amount, then there are two situations:

- The current market is saturated and no more of these types of businesses are needed for the neighborhood.
- The success of this business depends on bringing in more shoppers from other neighborhoods.

Saturated Areas for Uptown

In the Uptown area, the only general merchandise category that is saturated is Electronics/Appliance stores.

Saturated Areas for Lakeview

There are various subcategories that are also saturated, such as convenience stores. In the Lakeview area, the saturated categories are Food/Beverage Stores and Food Service/Drinking Places. These large negative numbers (\$95 million in the Food Service/Drinking Places category), reflect the large number of visitors to the area drawn by attractions such as Wrigley Field, and major events, such as the annual Pride Parade.

Comparing Uptown with Lakeview

Spending power and retail float by category are higher in Lakeview than they are in Uptown. This is not surprising because incomes are significantly higher per capita in Lakeview. Concentrated buying power in the Lakeview is about \$650 million per square mile, as opposed to about \$440 million per square mile in Uptown. Spending patterns also reflect a higher homeownership rate in Lakeview, with large retail float in the Furniture and Building Materials categories.

If “buying power” minus “retail sales” equals a positive amount, then there is more demand from residents for that category of retail than is currently available. This means that area residents are leaving the area to spend money in these retail categories.

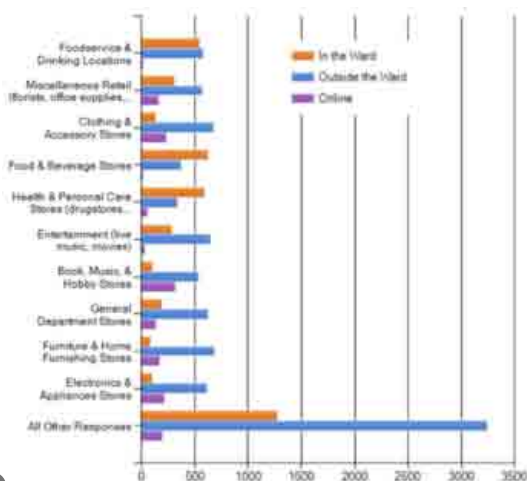
There is a general perception that new retail must be supported by the local population or it will likely fail. While this is not necessarily the case, we can clearly see that there is opportunity to expand retail options in most categories, enticing shoppers to stay inside the 46th Ward.

The Target store that opened in the Wilson Yard development in the summer of 2010 is an example of a retail business that is bringing shoppers from outside the Ward, especially on weekends. Many of their shoppers are college students from DePaul and Loyola, making it one of the highest performing Targets in the region. What is also interesting to note is that Target has a large number of patrons who are buying smaller volumes of items, indicating that many of the shoppers either walk or take mass transit to shop at this store.

Retail Online Survey Results, August 2011

When we did the online survey, just under 798 people responded to an online market survey. While a more scientific approach would be to review the spending habits of the 46th Ward residents, one can also gain a sense of desired retail by reviewing an online survey of residents. Around 90% of the respondents lived within the 46th Ward.

Where do you shop: in the Ward, outside the Ward, or online?



What types of businesses and services would you like to see in the 46th Ward?

Responses were geared toward independent restaurants, department stores (i.e. Kohl’s), art galleries, movie theater, LGBT-related stores, a Bally’s gym, a green dry cleaners, Apple Computer, higher end grocery stores, and specialty food stores.

What types of businesses and services should not be recruited any longer?

Responses were geared toward fewer beauty salons & supply stores, nail salons, check cashing services, wholesale clothing/accessories, liquor stores, clinics, phone stores, thrift stores, and fast food. However, some noted that it would be better to have empty store fronts filled with less desirable retail than have it remain empty.

What do you travel the furthest to buy?

Responses were geared to furniture stores (i.e. IKEA), discount super stores, shoes, higher-end clothing, movie tickets, kitchen supplies, organic food, higher-end groceries, and building supply/hardware (i.e. Home Depot).

Zoning Guidelines

Zoning is a land use tool that defines what uses of a mapped parcel of land are permissible. Zoning laws regulate private land use in order to locate particular land uses where they are most appropriate and separate incompatible uses. Considerations behind zoning decisions can include density, public utility use, traffic, noise and the character of existing structures.

Zoning Maps and Summaries of Zoning Codes

- Current zoning designation of a particular parcel of land can be found at <https://gisapps.cityofchicago.org/zoning/>.
- A summary of the zoning codes can be found at: <http://www.clvn.org/pdf/zoningCodeSummary.pdf>

Major Development Activity Wilson L Rehab

The rehab of this station will get underway in the fall of 2013 and take 33-months to complete (see **Transportation** section for more details). In addition to a \$203M investment in the Ward transportation infrastructure,

this project will result in a welcoming new gateway to the Uptown community, rehabbed retail space in the Gerber Building, and a new entrance at Sunnyside. The new station will also be a Purple Line transfer station, making it even more convenient for people to live, work and shop in Uptown.

3740 N. Halsted

This was the first major development approved by the 46th Ward Zoning & Development Committee. The \$82M project will be 15 stories of 269 market-rate rental apartments, which given the exceptionally low apartment vacancy rate that currently exists, should help to stabilize increases in apartment rents in the area. Smaller retail will be on the first floor of this development.

Clarendon/Montrose Maryville Project

This proposal is currently being vetted with the 46th Ward Zoning & Development Committee and the City's Department of Housing & Economic Development. The \$230M project will likely be using tax-incremental financing (*TIF*) to assist with its development.

Uptown Entertainment District

The 46th Ward Office has been working with City of Chicago Departments of Housing and Economic Development and Cultural Affairs and Special Events, Uptown United and Uptown arts agencies and businesses to craft the identity and regulatory framework for the Uptown Entertainment District. This will be a priority for the 46th Ward for the foreseeable future.

New Businesses since 2011

We are excited to welcome new retail to the area, and we encourage residents to explore and support these local businesses.

- Sonic Drive-In - 1000 W. Wilson (under contract)
- Forget Me Knodt - 1313 W. Wilson (opened spring 2013)
- Palla's Grill - 4570 N. Broadway (opened spring 2013)
- Lao Sze Chuan - 4832 N. Broadway (opened fall 2012)
- Andersonville Guest House - 4866 N. Clark (major expansion)
- Reservoir - 844 W. Montrose (opened fall 2012)
- Bedding Experts - 4422 N. Broadway (opened summer 2012)
- Square Nail Furniture - 4860 N. Clark (opened summer 2012)
- Revive Spa - 4860 N. Clark (opened summer 2012)

- Razon Restaurant - 4250 N. Marine (opened spring 2012)
- TopLiner Salon - 4737 N. Clark (opened spring 2012)
- Lake Langano - 1023 W. Wilson (opened spring 2012)
- Spoil Me Salon - 4468 N. Broadway (Owner expanded to second store-front spring 2012)
- Profiles Theater - 4139 N. Broadway (opened second theater space spring 2012)
- CorePower Yoga - 4428 N. Broadway (opened winter 2012)
- Baker & Nosh - 1303 W. Wilson (opened winter 2012)
- National Pasttime Theatre - 941 W. Lawrence (moved to this location winter 2011)
- Caravan Restaurant - 4810 N. Broadway (opened fall 2011)
- Weight Watchers - 4444 N. Broadway (opened fall 2011)

Zoning & Development Committee

Purpose

Alderman Cappleman seeks to promote development in the 46th Ward and at the same time incorporate community input into the process. To facilitate this, he formed the 46th Ward Zoning and Development Committee for the purposes of providing a framework for decisions about proposed zoning changes, planned developments, and tax incremental financing (TIFs) districts. Representatives from 30 diverse neighborhood organizations throughout the ward make up this committee. Representatives include members from various block clubs, condo boards, affordable housing buildings, as well as experts in transportation, real estate, and historic preservation. Every resident has a representative serving on this committee. For more information about this committee, call the 46th Ward at 773-878-4646. New members may be added to the committee in the future.

Role of Committee

The role of the committee is as an advisory body for Alderman Cappleman. The ultimate decision for any development lies with the Alderman. Committee members are asked to represent the interests of their group as well as their own perspective and experience. Committee members are asked to communicate with their represented group to make sure that accurate and timely information is distributed and that concerns and questions are conveyed back to the committee, Alderman Cappleman

and the developer. The 46th Ward Zoning and Development committee meets the last Monday of every month (*depending on need*).

The following Zoning and Development guidelines will apply to most zoning changes and special use requests. It will apply to all large commercial developments and planned developments. Exceptions to this process will be at the discretion of the Alderman and may include: Single family homes, small multi-unit housing, business special use applications and zoning changes that do not result in increased density.

- Developers or parties seeking a zoning change should fill out the 46th Ward Development Application and attach all relevant and available information.
- Application and information provided will be posted on the 46th Ward website, noted in the 46th Ward newsletter, and emailed to the 46th Ward Zoning and Development Committee.
- Developers or parties seeking a zoning change should schedule a meeting with Alderman Capplemans' office to discuss their preliminary proposal.
- For new construction or building rehab, developers will provide 6 hard copies of the development proposal which will be made available in the following locations:
 - Ald. James Capplemans' Office
 - Uptown Branch Chicago Public Library
 - Bezazian Library
- An open public meeting will be held for the developer or party seeking a zoning change to present the proposal to all interested neighbors. The Alderman's office will work with the developer to schedule this meeting. This meeting will be held at a large venue in the Ward and advertised through:
 - The 46th Ward website and newsletter
 - Committee members' communication with their organizations
 - Chambers of Commerce
 - Block clubs
 - Community interest blogs, neighborhood press
- Smaller meetings with interested groups may be held to discuss specific concerns, such as parking and traffic. These meetings will be

in response to community concerns or requests for more information. The Alderman's office will assist in coordinating these meetings. If there are no significant public concerns expressed, these meetings will not be necessary. Small groups may include:

- immediate neighbors
- block clubs
- schools
- businesses
- non-profits and social service providers

- Members of the 46th Ward Zoning and Development Committee will be encouraged to attend the above mentioned meetings in order to view the proposal and to hear public comments. Representatives from the Chicago Department of Housing and Economic Development (DHED) will be invited to attend public meetings.
- Concurrently with the above mentioned public meetings, the developer should be discussing the proposed project with DHED to begin their process as well.
- At least 2 weeks prior to the scheduled Zoning and Development Committee meetings, the following must occur:
 1. Developer's application completed and filed with the City
 2. All application materials, with all expected changes reviewed and finalized, are emailed to the committee and publicized on the 46th Ward website.
 3. Hard copy plans with the most current information in the Alderman's Office and library locations.
- Developers or parties seeking a zoning change will attend a meeting of the 46th Ward Zoning and Development Committee to present information and be available to answer any questions and concerns the committee might have. This will conclude the Ward review process and the Committee will take an advisory vote to assist with informing Ald. Capplemans' decision.
- Due to notification requirements and City review schedule deadlines, developers may move forward with the process of getting on the City committees' schedules (*Zoning Board of Appeals, Planning Commission*) pending Ward Committee review and approval.
- For development proposals that include a planned development, are

requesting a TIF subsidy, have a project cost above \$10 million, or include an affordable or subsidized housing component, the developer should expect to meet with the Zoning and Development Committee twice. The first meeting will be at the beginning of the public dialogue process and the second will be after this process is complete, comments and changes have been incorporated in the plan, and plans have been finalized.

- The meetings of the Committee will be open to the public unless the Committee decides to close the meeting for discussion, deliberation and voting. Presentations by the developers will be scheduled for appropriate meetings and the developers may be asked to attend a meeting to present information and answer questions prior to the meeting being closed for deliberation. Results of the vote will be published on the 46th Ward website the next business day.



TAX INCREMENTAL FINANCING DATA

Tax Increment Financing (TIF) is a special funding tool used by the City of Chicago to promote public and private investment across the City. Funds are used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects. Funds are generated by growth in the Equalized Assessed Valuation (EAV) of properties within a designated district over a period of 23 years.

Funding levels for specific projects are coordinated with area plans and goals. When an area is declared a TIF district, the amount of property tax the area generates is set as a base EAV amount. As property values increase, all property tax growth above that amount can be used to fund redevelopment projects within the district. The increase, or increment, can be used to pay back bonds issued to pay upfront costs, or can be used on a pay-as-you-go basis for individual projects. At the conclusion of the 23-year period, the increase in revenue over the base amount is distributed annually among the seven taxing bodies in the city that are based on property values.

There are 4 TIF districts wholly or partially located within the 46th Ward. The Lakeside/Clarendon TIF District was repealed under state TIF guidelines for having failed to produce an economic development project within seven years of its designation. It contained about \$500,000 that was dispersed to the appropriate taxing bodies. Due to the new ward boundaries, the Hollywood/Sheridan TIF is no longer in the 46th Ward.

There have been some changes to Ward TIFs and TIF projects in 2012. Citywide, funds being received into the TIFs are lower than had been projected. This means that it is more critical than ever to carefully consider how these funds will be used. Ald. Cappleman remains committed to using these funds for projects that will encourage economic growth and development.

Wilson Yard TIF

Designation: 2001

Expiration: 2025

99% within 46th Ward

Covering 144 acres and characterized at the time of its designation by older multi-family residential buildings, aging commercial properties and a large parcel of vacant land, the Wilson Yard TIF was created to foster comprehensive improvements within the heart of the Uptown community. The district is intended to help preserve existing buildings for continued residential and commercial uses, to facilitate the assembly and preparation of land for new development, and to retain the area's economic and social diversity.

A main priority has been the mixed-use redevelopment of Wilson Yard near Broadway and Montrose Avenue, where an elevated CTA rail yard and train repair facility stood until being destroyed by fire in 1996. Funds were also targeted to support eligible costs involving new construction, public works improvements, relocation costs and certain interest expenses. Job training and day care were also supported by the TIF.

A project slated for the Wilson Yard TIF was cancelled: The Arai (Uplift) School Atrium project was cancelled due to fire safety issues, and the \$3.5M that was obligated for the project was returned to the available TIF funds.

Completed Projects

Hazel-Winthrop Apartments, Clifton-Magnolia Apartments, Wilson Yard Family and Senior Apartments, Wilson Yard, Truman College parking garage

Proposed Projects

CTA Wilson L Station improvements

Clark/Montrose TIF

Designation: 1999

Expiration: 2022

40% within 46th Ward, 53% 47th Ward, 8% 48th Ward

The Clark/Montrose TIF is characterized by retail and mixed-use properties in the eastern portion of Edgewater community. More than half of the increment in the 51-acre district is targeted for rehabilitation purposes, specifically for commercial, institutional and mixed-use properties along Clark Street. The district is also intended to provide incentives for new construction projects that capitalize on the expansive residential areas adjacent to both Clark and Montrose Avenue, and projects that preserve or rehabilitate historic or architecturally significant structures. Other priorities include job assistance to training and readiness programs, and improvements to public right-of-ways, parks and schools. The TIF has or will utilize a minimum of \$7.3 million in public dollars to attract a minimum of \$10 million in private investment.

Completed Projects

Black Ensemble Theater, Chase Park, Lawrence Ave Streetscape

Proposed Projects

None

Lawrence/Broadway TIF

Designation: 2001

Expiration: 2025

45% within the 46th Ward, 55% within the 48th Ward

Encompassing 74 acres primarily along Lawrence Avenue, Broadway and Sheridan Road, the Lawrence/Broadway TIF was designated to promote the revitalization and construction of commercial, residential and mixed-use structures within the Uptown and Edgewater communities. Prior-

ties include the redevelopment of vacant lots for mixed-income housing projects and retail uses, the preservation and rehabilitation of historic structures, and the promotion of the Broadway-Lawrence intersection as a center for entertainment and performing arts. Funds are targeted for land assembly efforts, projects that create off-street parking opportunities for residents and business patrons, utility and streetscape upgrades, public transit improvements and open space expansion projects. Additional goals include the establishment of job training and placement programs for area residents.

Completed Projects

1201- 1231 W. Leland Ave, Gunnison Lofts, Uptown Broadway Building, Uptown Goldblatt's Store

Proposed Projects

The primary goal of this TIF is the redevelopment of the Uptown Theatre, along with infrastructure projects to support the development of the surrounding area. Major streetscaping on Broadway from Gunnison to Leland, and on Lawrence from the Uptown Theatre to Winthrop will occur in 2015. Public comments will be sought toward the end of 2013. Major streetscaping on Broadway from Leland to Wilson will occur in 2016 to coincide with the rehab of the Wilson L Station.

Montrose/Clarendon TIF

Designation: 2010

Expiration: 2034

100% within 46th Ward

The Montrose/Clarendon TIF was designated to foster improvements within the Clarendon Park neighborhood within the Uptown community. The 31-acre district is characterized by institutional buildings occupied by Columbus Maryville Emergency Shelter until 2009, several nearby residential buildings, and public open spaces. The large majority of increment anticipated to be generated by the district will be allocated for the acquisition, remediation and rehabilitation of the former shelter buildings and improvements to other existing structures in Clarendon Park and adjacent residential areas. Job training and public works improvements are also identified as eligible expenses.

Completed Projects

None

Proposed Projects

The community and the Alderman rejected a redevelopment proposal that was submitted by Sedgwick Properties in June 2011. Developer JDL has proposed to build a new mixed-use high-rise at Montrose and Clarendon on the site of the former Maryville Hospital. If approved, the developer hopes to have the project underway by the end of 2013.

TIF Maps

Wilson Yard TIF Boundaries



Clark/Montrose TIF Boundaries



Lawrence/Broadway Entertainment TIF Boundaries



Montrose/Clarendon TIF Boundaries



HOUSING

Many areas of the Ward are known for some of the City's best historic buildings and single-family homes in the area. Because the 46th Ward is along Lake Michigan and is close to the CTA Red Line, it has become a sought-after place to live, which is one reason why there is a remarkably high density of housing. This density of housing makes it one of the smallest geographic wards in the City of Chicago. With a growing resurgence of the entertainment district in the northern edge of the ward, and Wrigleyville known for the Cubs in the southern end of the Ward, the 46th Ward is becoming more known for its nightlife and unique restaurants featuring food from all over the world.

Housing inventory

As of 2010, the 46th Ward had an estimated 33,339 total housing units, up from 28,225 in 2000. Different areas of the neighborhood saw different growth rates in housing stock in the decade from 2000 to 2010. The housing stock is primarily multi-family units, with the most common type of housing in the ward being buildings with 20 units or more, especially

along the lakefront. The second most common type of housing is low-rise buildings of 3 to 19 units. This housing profile is consistent with the high population density of the 46th Ward. It is estimated that only 2.5% of the Ward housing stock is single family homes (*attached or detached*), compared to 25% single family homes in the City of Chicago, and 40% in Cook County. Approximately 95% of 46th Ward housing is in buildings of 3 units or more.

An important feature of the 46th Ward housing profile is the preponderance of small residential units, those with 0 or 1 bedroom. The lakefront neighborhoods in the 46th Ward, where the highest density exists, have at least 60% and up to 80% of housing stock in the form of 0 or 1 bedroom units. The lowest density area of the ward is Sheridan Park, and this is the area with the most multi-bedroom units. About 23% of the units in Sheridan Park have 3 or more bedrooms, and only 45% have 0 or 1 bedroom. While this is the greatest concentration of these larger units, they only represent about 5% of the total housing units in the ward.

The 46th Ward has an average of less than 2 occupants per housing unit, indicative of few families with children. The growth in the number of these small housing units has not been conducive to reversing the trend of a declining number of children in the Ward. Current market conditions continue to encourage these smaller units.

New Developments

There have been few new development projects in the Ward since 2000. However, there are areas that contradict this. The lowest rate of new development are in Buena Park and along the lakefront; a mid-rise is going up at 3740 N. Halsted, a project with 269 market-rate apartments. The prevailing wisdom is that new development would drive up housing costs and displace lower income residents. However, the areas with the highest rates of new development are also the areas with the lowest median rents and the lowest per capita income. This may be a result of developers taking advantage of lower land values or vacant land.

The new developments appear to primarily affect the cost of owner-occupied housing, not the price of rental housing. The areas with the lowest development have the lowest median values for owner-occupied units.

Rental Housing

Approximately 70% of the housing units in the 46th Ward are rental. An important metric when analyzing rental housing markets is the number of renters who are considered “cost burdened.” This means housing costs are more than 30% of their income. In Chicago, nearly 55% of renters spend more than a third of their income on housing, up 10% from the year 2000 (*Source: Chicago Rehab Network*). The 46th Ward has a rising rate of cost burdened renters (*Source: ACS*), but a much lower rate of cost burdened renters than the city as a whole. The rates of cost burdened renters vary by neighborhood within the Ward.

Rents in the Uptown portion of the 46th Ward remain among the lowest in the City according to data on rental websites such as RentJungle.com and ChicagoApartmentFinders.com. Average rents are about \$800 for a studio and up to \$2,000 for a 3-bedroom. However, rents are rising in many parts of the City, and on the Northside in particular, due to high demand (*Source: Marcus and Millichap*). Meeting market demand through increased supply will, in the long term, keep rental rates lower. Rents increase significantly as you travel south of the 46th Ward, toward downtown.

Areas with the lowest per capita incomes have the lowest rents but also have the highest cost burdened renter populations. Rents in the area bounded by Lawrence, Montrose, Clarendon and Racine has average rents as low as \$600 and rate of cost burdened renters in excess of 50%, and as high as 62%. Ironically, this same area with lower rents has a higher amount of cost burdened renters, which places a strain in this area. Some higher income areas also have high rates of cost burdened renters, which demonstrates that some renters choose to spend a higher proportion of their income on housing in order live in the housing of their choice.

Homeownership

The 46th Ward homeownership rate has increased from 20% to 30%, over the last 10 years. The average rate of homeownership in the surrounding area is much higher at approximately 42% and there’s a 49% average across the City.

Areas of the ward with the highest household income have the highest rates of homeownership, with some neighborhoods exceeding 50%.

Areas with high poverty have homeownership rates of 20% or less. However, there is not a clear relationship between affordable homeownership and income. The areas with the highest median home values have lower homeownership rates, without a clear link to rental rates or the income levels of residents. Some neighborhoods have incomes and rents that are above the ward average, but have low rates of home ownership.

Price Trends

The 46th Ward has been impacted by the national trend of falling prices for owner-occupied units over the last few years. In addition to lower prices, there are fewer sales and few units available for sale than has been the case historically. Having fewer sales makes price trends more difficult to accurately calculate.

Since most of the owner occupied units in the ward are in multi-unit buildings, the price trends for these units have the most data. Since September 2010, there have been several hundred sales of homes in multi-unit buildings. These sales have shown average monthly prices between \$260,000 and \$325,000.

There are very few sales of single-family detached homes in the 46th Ward, but these homes tend to be large and historically significant. Single-family homes in the ward are often sold for \$1 million or more, but there are only a small number of these transactions.

Housing Vacancies

The 46th Ward overall 2010 housing vacancy rate (*rental and owner occupied*) is 8.5%. Rental housing historically has much higher vacancy rates than owner occupied housing throughout Chicago, and since the majority of 46th Ward housing is rental, housing vacancy rates are higher in the 46th Ward. Rental vacancy rates are as high as 20% in a few concentrated areas, but typically range from 2%-8% throughout the Ward. In the Chicago area, rental housing experienced a vacancy rate around 12% for 2010.

While the softening of the 46th Ward housing market is consistent with that of the city as a whole, vacancy rates are lower overall. The high foreclosure rate that has affected much of the nation and the city has had less of an impact on the 46th Ward.

Subsidized housing & Affordable Housing

Affordable Housing Terms

In the last few years, the term “affordable housing” has been used interchangeably to refer to housing that has either a reduced rent or housing that requires 1/3 of a renter’s income. Housing that requires 1/3 of one’s income is technically subsidized. This ward master plan will use the term “affordable” interchangeably unless otherwise indicated.

Both CHA and HUD guidelines mention the term “mixed-income” housing, which refers to housing developments that contain an even distribution of market-rate, affordable, and subsidized housing.

There are also a few high-rises that are affordable co-op buildings, meaning that inhabitants are able to purchase a percentage ownership of the entire building. There is also “Chicago Partnership for Affordable Neighborhoods” (*CPAN housing*), which are condo units offered at a reduced rate.

Affordable & Subsidized Housing Inventory

In the 46th Ward, households utilizing both affordable and subsidized housing have average annual incomes ranging from \$10,000 to \$15,000. There are no building developments in the 46th Ward that fit HUD’s criteria for being designated a mixed-income building. Rather, buildings in the area tend to be predominantly all market-rate, all affordable, or all subsidized.

In both the City and the 46th Ward, there are a number of different providers of affordable housing. Some of them include Chicago Housing Authority (CHA), Housing Urban Development (HUD), Illinois Housing Development Authority (IHDA), Voice of the People, Mercy Housing, and rental assistance using the City’s Low Income Housing Trust Fund dollars. The total amount of affordable and subsidized housing within the 46th Ward is approximately 6,800 units of housing, or around 20% of the housing within the 46th Ward.

Of Chicago’s 77 neighborhoods, Uptown has the highest number of apartment units receiving government subsidies in the City of Chicago. Looking at the 51 census tracts that stretch from Diversey to Peterson and Western to the Lakefront, only ten of these census tracts have more

than 5% of their entire housing stock listed as subsidized. Nine of these ten census tracts are located within the Uptown neighborhood. The percentage of HUD-subsidized housing within these nine census tracts fall within the range between 14% to 24%. More than half of the residents living in HUD housing are either disabled or senior citizens. The 46th Ward contains about 2% of the population of the city but 6% of the HUD housing citywide.

Issue

The cost of rehabbing apartment buildings using government funds is more expensive than rehabbing market-rate apartment buildings based on the following factors:

- Larger apartment buildings are now requiring multiple layers of financing to purchase and rehab them into affordable housing, (*i.e. Wilson Yard Housing required 22 layers of financing to make it work*).
- The length of time to get these many layers of financing together also adds to the cost of affordable housing.
- Using government funds kicks in many additional requirements (*i.e. ADA compliancy, etc.*), which makes it more expensive.
- The City's requirement that all residential buildings that are 80 feet and taller abide by new requirements of the Life Safety Ordinance by 2015 also drives up the cost.

Due to the high cost of rehabbing affordable housing, it is now much more cost efficient for a developer to do a gut rehab for a market-rate building. This requires fewer layers of financing and fewer regulations.

The City of Chicago offers incentives for purchasers of apartment buildings (10+ units) to set aside affordable units. Those incentives are:

- The project is a planned development.
- The property is being upzoned.
- The new owner is purchasing the property from the City.
- The new owner is receiving financial assistance from the City, including Tax Incremental Financing (*TIF*) dollars.

If none of these criteria exists, an alderman cannot require the new building owner to set aside affordable units. Aldermen are also not allowed to block a building permit to force an owner to provide affordable housing.

Plan

Ald. Capplemann joined other aldermen to form the Paul Douglas Alliance. One of their goals is to create policies that will provide more incentives for building more affordable housing throughout the City.

SROs and Small Apartment Units

The 46th Ward has the largest number of Single-Room Occupancy (*SROs*) apartments in the City of Chicago. This type of housing has traditionally been for people with low income and many of these buildings were built over eighty years ago. Currently, there are twelve *SROs* in the 46th Ward. Two more buildings are in the process of securing their *SRO* license.

Three large apartment buildings that were market-rate housing, but provided inexpensive rents, have either recently sold or are in the process of being sold to market-rate developers. The buildings are: the Norman at 1325 W. Wilson, Chateau Hotel (*SRO*) at 3838 N. Broadway, and Lawrence House at 1020 W. Lawrence. All three buildings had experienced numerous code violations and multiple complaints from tenants about poor living conditions. Two of these buildings went into foreclosure (*Norman and Lawrence*). All three of these buildings have a history of providing housing for a large number of people with special needs.

Issue

Due to the extent of code violations and the lack of available government funds to purchase and do a gut rehab of these buildings, it was left to private developers to purchase them. The increase in the number of people who are now renting due to the foreclosure crisis has led to historic low rental vacancy rates, which has further driven up the prices of rental buildings. Owners of buildings that have traditionally provided lower rents are now finding it more profitable to sell their buildings rather than use government funds to rehab them.

Plan

- Ald. Capplemann established a building managers apartment group for the purpose of having building managers share best practices in the management of their buildings. This should help buildings remain in good repair and avoid costly gut rehabs.

- The Alderman remains committed to working with advocacy organizations to encourage more affordable housing in a manner that fits within the City’s requirements for providing affordable housing.

Cubicle Hotels

In the City of Chicago, there are two cubicle hotels for men that fall outside the guidelines that are placed on all other residential buildings. Cubicle hotels house men in rooms that have room dimensions of approximately 7’X7’. Most of the rooms have no windows, and ventilation is through a ceiling with chicken-wire. The Chicago Low Income Housing Trust Fund will not provide rental subsidies to cubicle hotels because they are considered unsuitable housing. In the fall of 2012, Ald. Cappleman approached the owner of the cubicle hotel in Uptown to upgrade the living conditions for the residents living there. When the owner made the decision to not take action until an ordinance was introduced to ban cubicle hotels, Ald. Cappleman worked with Ald. Brendon Reilly to introduce such an ordinance. This action has now encouraged more communication between the owner of the cubicle hotel and the Alderman.

Issues

- It remains very difficult to upgrade a cubicle hotel while keeping the rents low for men who are at risk for becoming homeless.
- A disproportionate number of these men need case management to assist them with improving their quality of life.

Plan

Ald. Cappleman, the owner of the Cubicle Hotel, and the Mayor’s Office are working on a plan to upgrade the facility while keeping the rents at an affordable rate for the current residents. Part of the goal is to ensure all the men have access to ongoing case management to assess and address their psychosocial, health, and financial needs.

Housing for Families with Children

In the 46th Ward, a high disproportionate number of children live in extreme poverty. Conversely, there are very few children from middle-income families living here. There are some voting precincts in the 46th Ward where there are no children at all. This is one area where the 46th Ward lacks in diversity. However, given the exceptionally high numbers of large residential buildings and many families gravitating toward smaller residen-

tial buildings or single family homes, it would be unrealistic to expect the 46th Ward to attract a substantial number of families with children.

Issue

Given the 46th’s Ward’s proximity to Lake Michigan, parks, and the Red Line, housing will tend to be more oriented to adults.

Plan

- Where indicated, more housing for middle-income families with children is needed to add more diversity in the ward.
- Issues that discourage middle-income families from remaining in the ward need to be further identified and addressed. Anecdotally, it appears that addressing concerns about educational options, public safety matters, and more family-friendly housing would help.

Life Safety and High-rise Ordinance

A significant issue facing condo owners, particularly those in vintage high-rise buildings, is the Chicago Life Safety and High-rise Ordinance. This ordinance requires buildings to install advanced safety measures such as sprinkler system. Less than 2% of all fire fatalities in residential buildings occur in high-rises that are affected by the Life Safety Ordinance.

Issue

While resident safety is the highest priority, this ordinance can create excessive financial burdens on residents and can adversely impact the value of these vintage condos. The State Fire Marshall has publicly called for all high-rise buildings to have water sprinklers.

Plan

- Alderman Cappleman has worked with other City Council members to delay the implementation of the Life Safety Ordinance until December 2014.
- Alderman Cappleman is now working with other aldermen and Illinois elected officials to alter some of the requirements placed on residential buildings with heights of 80’ or more. The use of best practice standards that are already being used in other major cities will serve as a guide for these efforts.



SOCIAL SERVICES

In an area with such diverse needs, social services can serve to strengthen the support system of their clients so that they can live a life that is full, productive and as healthy as possible. Well-utilized social services are a community investment that provides universal benefits.

Locating Needed Resources

Residents needing social services benefit with having easy access to information about what is available to them. Other social service providers also benefit because the knowledge of these resources assists them with making needed referrals. Having a system in place that allows for anyone to easily know what services are available in a given area also assists with identifying areas that are void of certain types of services as well as where there is duplication.

Issue

It is often difficult for the public and social services to identify and locate needed social services.

Plan

- Purple Binder is an organization that lists many of the social services throughout the City of Chicago. This organization assists anyone with a particular need to locate a program that can be of service. The program's "search" feature makes the task quite easy. At Ald. Cappleman's request, the Dept. of Family and Support Services now urges all social services receiving city funds to list their services with Purple Binder. This makes it much easier to locate needed resources. In addition, knowing the location of resources can help the City identify where resources are needed.

- The 46th Ward Office keeps a smaller listing of services within the ward to assist those in need. Office staff members are also available to assist residents with accessing Purple Binder's website for a more extensive listing of resources.
- Senior Health Fairs are sponsored by the 46th Ward in collaboration with Weiss Memorial Hospital. This gives local seniors the chance to learn about services that are available to them in the area. Such events also create a forum for providers to connect with one another to encourage more collaboration and coordination of services.

Neighborhood Resources	Wards		
	46th	44th	48th
Education			
Adult Literacy/ESL	9	1	3
Child Care	13	4	3
Community Partnership Services	10	1	1
Early Head Start	1	0	0
Head Start	11	1	4
Private Elementary	4	3	3
Private Preschool	8	5	4
Public Elementary	5	5	4
Public Preschools	5	4	4
Special Education	1	0	0
Tuition-Based Preschool	1	3	0
Employment			
Generic Employment Services	16	0	4
Health Care			
Community Health Centers	4	1	2
Dental Clinics	3	0	3
Hospitals	2	2	1
Immunizations	4	1	0
Mental Health Clinics	1	3	2
Nutrition			
Food Pantry	7	3	2
Senior Congregate Dining	2	2	4
Soup Kitchen	7	0	1
WIC	1	1	0
Senior Services			
General Senior Services	7	4	3
Golden Diner Program	2	3	3
Social Services			
Counseling	6	8	5
Disability Services/Education	5	2	2
Extra Curricular Youth Activities	25	5	23
Housing Assistance	4	0	5
Interpretation & Translation Services	0	4	2
Parenting Training	3	0	3
Shelter	10	3	1
Substance Abuse Resources	4	2	2
Total Services	181	71	94

Providing Housing to Individuals with Mental Illness and Ongoing Alcohol/Drug Dependence

The neighborhood of Uptown has the highest rate of people living with chronic mental illness in Illinois. A small subset of this population lives with ongoing alcohol/drug dependence. Best practices validate the need to house these individuals in apartments with wrap-around services, realizing that it is not always realistic to expect total sobriety. The 46th Ward has had some success stories with housing this population.

Issue

Buildings that take in people with both a mental illness and an ongoing addiction require both an excellent building manager and an assigned social service case manager to manage crises as they arise. When this is not the case, the other residents in the building don't feel safe and the surrounding community is negatively impacted.

Plan

- Ald. Cappleman continues to work with building managers and social service agencies to create a plan of care that is reviewed regularly so that chronic issues can be monitored and addressed.
- Ald. Cappleman is working with the City of Chicago to identify more housing opportunities throughout Chicago for people living with a dual diagnosis of a mental illness and an addiction.

Social Services Providing Homeless Outreach

In the summer of 2012, Ald. Cappleman met with a number of CEOs from social services in the Uptown area to brainstorm ideas of working together to address homelessness. From that discussion, and from Ald. Cappleman's own outreach to individuals experiencing homelessness with other City Departments, it was observed that a disproportionate number of people sleeping in the parks and under the viaducts had issues with both mental illness and alcohol/substance abuse. The longer they were in the streets, the more resistant some of them were to get into interim housing.

Issues

- Along Lake Shore Drive near Wilson and Lawrence Avenues, there have been fluctuating numbers of people living on the streets; some for many years. From efforts to address this problem, it ap-

peared that rather than accept placement into a shelter, many of the individuals experiencing homelessness would go elsewhere throughout the park when City Services would try to address the large encampments that would form. From conversations with these individuals and various social service providers, it was learned that many of the people sleeping outside were receiving onsite visits from the Salvation Army, Thresholds, the Night Ministry, Heartland Health Outreach, Northside Housing, Catholic Charities, the Dept. of Family & Support Services, and a number of church groups. In the February 2012 **Chicago Plan 2.0 Community Charrette: Final Report**, formerly homeless individuals who were interviewed reported that having multiple outreach workers "impeded rather than enhanced" efforts to get them housed. It was their connection with *one case manager*, rather than many, that ultimately led them to get into stable housing.

- The final report also noted that the systems in place to address homelessness were "fragmented and full of silos." With the outreach provided by these programs at these two viaducts, some questions arose:
 1. Were the social services coordinating and collaborating with one another with their shared clients (*i.e. determining who was doing what with assistance for obtaining benefits, an I.D., interim housing, employment, substance abuse treatment, medical tests/treatment*)? Determining who is doing what cuts down on duplication of services and provides more continuity of care.
 2. With the many different social services involved in the care of a small sub-set of the chronically homeless in a given area, it becomes difficult to ascertain whether or not it was one particular social service or a combination of the work of several social services that ultimately led a chronically homeless individual to accept placement into interim housing. Knowledge of this would ensure that we're using our resources wisely to do the greatest amount of good.
- In April 2013, Ald. Cappleman sponsored a briefing for City Council members to explain the new 2.0 Plan to End Homelessness. At this event, a number of aldermen expressed concerns about pockets of homelessness throughout the City where few services existed. As of 2013, there is still no set plan in place to assess where there is duplication of services and where no services exist.
- There are still no performance-based outcome measures that allow a social service provider to demonstrate their effectiveness with getting the chronically homeless into interim housing.

Plan

- Ald. Cappleman is working with the Mayor's Office to propose the establishment of an umbrella organization to oversee the delivery of all social services providing homeless outreach services in order to avoid the duplication of services in some areas and provide services where there are gaps. The long-range goal is to create a system where one case manager is assigned to a single client for the purposes of establishing a trusting relationship, which research shows is more effective with getting people into interim housing within a shorter timeframe.
- Performance metrics for social services doing homeless outreach services is needed. The Federal Government dispenses around \$80,000,000 to Chicago to allocate to various social services that apply for Community Development Block Grants (CDBG). Ald. Cappleman is working with the Department of Family and Support Services (DFSS) to assist social services with developing more specific performance-based outcome measures to demonstrate their effectiveness, (i.e. 35% of contacted individuals experiencing chronic homelessness are successfully placed in interim housing within 90 days of initial contact.) A successful transition to performance-based outcome measures will also increase a social service's chances of obtaining other grants that already require this type of accountability.

Quality of Care in Homeless Shelters

Prior to 2013, various interim shelter programs had a different set of standards for performance-based outcome measures. Some shelters were required to house 30% of their residents in permanent housing within 120 days and others had a 5% requirement within that same timeframe. This occurred because the shelters were responding to different funding requirements.

Ald. Cappleman worked with the Budget Office to require the same set of performance outcome measures for all interim shelters receiving any type of City funds. The result is that as of January 1, 2013, all interim shelter providers are asked to have 30% of their shelter residents placed in permanent housing within 120 days.

Issue

There continues to be a wide discrepancy in the quality of care provided in the homeless shelters throughout the City. Part of the reason for this is that there is no set definition of "interim housing." For some providers, interim housing means having clients with their own private sleeping space that contains a mattress off the floor and an area to store their personal items. For others, it could be a large room with no windows that houses scores of individuals who sleep on mats.

Plan

- Ald. Cappleman is working with the Department of Family and Support Services to encourage higher standards for interim housing, which would allow each single individual to have a minimum amount of private space that contains an off-the-floor bed and sufficient storage for personal items. For families, private space is needed to allow the entire family to stay together rather than have children separated from their parents.
- Ald. Cappleman will work with the Department of Family and Support Services to ensure there is follow up to assist interim shelter providers with meeting their performance outcome measures.

Creating Good Neighborhood Relations

Sarah's Circle, a not-for-profit that provides care to women with various stages of need, established a good neighbor agreement with two block clubs. Such an agreement can be important for the following reasons:

- An excellent relationship with the surrounding community serves as a great recruitment tool for board members for that agency.
- Unresolved issues will have residents resistant to the establishment of other social services that may be of benefit in an area.

Issue

Some social services have a history of maintaining strong relationships with their surrounding neighbors and other social services experience a pattern of complaints from the surrounding community.

Plan

Social service providers are now encouraged to establish "good neighbor" agreements with the surrounding community, which would address con-

flicts as they arise. The goal is not to be punitive, but rather, assist with restoring trust between one another.

The Ward Office has a template of a neighborhood agreement that can be utilized to assist with this. The agreement is set up to provide an outside and unbiased mediator already agreed upon by both parties to assist with resolving any conflicts.

The Number of Social Services

While it remains controversial on whether or not there are too many or too few social services in the 46th Ward, the focus needs to remain on ensuring that the entire City is making the best use of its limited resources. This means avoiding duplication of services and requiring clearly established performance-based outcome measures that demonstrate success within a set timeframe.



EDUCATION

If we're going to grow our economy and strengthen our neighborhoods, there is no question about the need to make education one of the top priorities in both the 46th Ward and the City of Chicago. Besides education serving as a means to prepare our workforce, good schools encourage families to remain in the City.

Educational Achievement in the 46th Ward

Education is a personal priority for Ald. Cappleman as well as a shared value throughout the 46th Ward. We see this exhibited by the fact that every neighborhood area of the 46th Ward meets or exceeds the average educational achievement level of the City of Chicago. Looking at the population age 25 and older, in Chicago as a whole, 79% of the population have graduated from high school, 32% have earned a bachelors degree, and 13% have a graduate or professional degree. In the 46th Ward, between 81% to 100% of the residents within each census tract (The 46th Ward is divided into approximately 10 census tracts) have graduated from high school, bachelors degrees are held from 31% to 77% of the

population, and graduate degrees are from 9% to 34% of the population of census tracts. This achievement is a common ground to build on in our ward, and is another example of the vibrant, aware and resourceful population that we live among.

Public Schools

According to CPS data, there are 3,228 46th Ward resident children enrolled in schools in Preschool through 12th grade. There are approximately 3,900 students enrolled in the schools located in the 46th Ward. 2,248 of these students reside in the ward.

There are 2 types of public schools in the 46th Ward: neighborhood schools and magnet schools. Neighborhood schools are open to every student living in the attendance boundary area, while a magnet school takes students from all over the city through an application-based lottery system. Fifty-five percent of students who live in the attendance areas attend their neighborhood schools, while an additional 15% of students attend one of the two magnet schools located within the ward. That means that 30% of students are not attending their neighborhood school or another public school within the Ward, but are travelling outside of the area and/or attending private school.

We also see that there are an estimated 2,366 students coming into the ward to attend school. The majority of these students are coming into the ward to attend Disney and Uplift magnet schools, and most of the rest are living in the school attendance areas in neighboring wards.

46th Ward schools are highly segregated. Every public neighborhood school in the ward has a student population that is at least 90% low-income and 90% minority. Demographically, there is a high concentration of low-income children in the ward, but this group is over represented in the 46th Ward schools, showing that middle and high-income families are not sending their children to the neighborhood schools.

High rates of poverty and household instability appear to be linked. One challenge faced by schools with high concentrations of low-income students is a shifting student population and high mobility rates. Consistent and stable school attendance is an important factor in the success of students and the ability for teachers to provide the best possible education. Promoting stability in neighborhood schools will help improve performance by all students attending that school.

Public School Profiles

Joseph Brennemann Grade School

Mission Statement: Brennemann is committed to being a premier educational cornerstone in our community. We offer our children an uncompromising academic experience that inspires them to explore and learn in a creative environment through hands-on learning.

Admissions: Neighborhood School. Open to students living in attendance area. If space is available, applicants living outside the attendance area may apply. Contact school for more information. Pre-K open to applicants citywide.

Student Population: As of 2009-2010, there were 294 students enrolled at Brennemann. 93.5% were low income Students. 16.3% were Special Education Students. 29.3% were Limited English Learners. As of 2009-2010, the largest demographic at Brennemann was Black. As of that time, this demographic made up 77.9% of the student population. The second greatest demographic was Hispanic at 14.3%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 54.8% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 2 (Good Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 64.8% of Brennemann Elementary School students met or exceeded standards. This school falls within the 15th percentile of all schools in Illinois.

Walt Disney Magnet Grade School

Mission Statement: Walt Disney Magnet School is committed to high academic standards and believes that learning is fun! As we prepare the "Children of Today for the World of Tomorrow," we attempt to meet all student needs through a gifted track, special programming, multiculturalism, remedial grouping, varied instructional methodology and the infusion of technology. Teachers work together as a team in an open spaced environment to create an exciting, integrated curriculum. Students are trained to be creative independent thinkers who will contribute to the community and the world at large

Admissions: Magnet School. Accepts students citywide through random lottery.

Student Population: As of 2009-2010, there were 1569 students enrolled at Disney. 69.5% were low income Students. 8.7% were Special Education Students. 11.0% were Limited English Learners. As of 2009-2010, the largest demographic at Disney was Black. As of that time, this demographic made up 40.9% of the student population. The second greatest demographic was White at 22.3%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 95.2% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 1 (Excellent Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 85.9% of Disney Elementary Magnet School students met or exceeded standards. This school falls within the 69th percentile of all schools in Illinois.

Horace Greeley Grade School

Mission Statement: Greeley School is a model school that emphasizes best practices in education. Our exceptional staff prepares our students to be successful in school and life. Through their education at Greeley all our students will develop an appreciation for bilingualism, multiculturalism and the fine arts. Our students will become compassionate and confident young people who will be well equipped for academic success in high school and beyond.

Admissions: Neighborhood School. Open to students living in attendance area for neighborhood. If space is available, applicants living outside the attendance area may apply. Accepts students citywide for Gifted and Pre-K.

Student Population: As of 2009-2010, there were 504 students enrolled at Greeley. 89.9% were low income Students. 10.1% were Special Education Students. 31.3% were Limited English Learners. As of 2009-2010, the largest demographic at Greeley was Hispanic. As of that time, this demographic made up 73.4% of the student population. The second greatest demographic was Black at 16.3%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 81% of the available points on the Performance Policy

in the 2009-2010 school year, which places the school in Level 1 (Excellent Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 81.5% of Greeley Elementary School students met or exceeded standards. This schools is in the 44th percentile of all schools in Illinois.

Graeme Stewart Grade School (slated to close)

Mission Statement: Graeme Stewart School students, staff, parents and community members will collaborate to meet the needs of all students-general education students, students with disabilities (SWD), and English language learners (ELLs), through and interdisciplinary approach in reading, mathematics, science, writing and technology.

Admissions: Neighborhood School. Open to students living in attendance area. If space is available, applicants living outside the attendance area may apply. Pre-K open to applicants citywide.

Student Population: As of 2009-2010, there were 326 students enrolled at Stewart. 98.8% were low income Students. 15.0% were special education students. 34.0% were limited English learners. As of 2009-2010, the largest demographic at Stewart was Black. As of that time, this demographic made up 54% of the student population. The second greatest demographic was Hispanic at 36.2%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 31% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 3 (Low Academic Standing). This school is on CPS Probation.

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 56.0% of Stewart Elementary School students met or exceeded standards. This schools is in the 4th percentile of all schools in Illinois.

Joseph Stockton Grade School (Slated to merge with Courtenay Grade School and remain in same location.)

Mission Statement: At Stockton School we believe that every student is unique. Because we value the uniqueness of each student, our goal is to provide the most complete education for our students based on their individual needs. We strive to enrich our students' educational lives by

providing them with differentiated instruction based on their academic and emotional needs.

Admissions: Neighborhood School. Open to students living in attendance area. If space is available, applicants living outside the attendance area may apply. Pre-K open to applicants citywide.

Student Population: As of 2009-2010, there were 368 students enrolled at Stockton. 93.5% were low income Students. 19.8% were Special Education Students. 18.2% were Limited English Learners. As of 2009-2010, the largest demographic at Stockton was Black. As of that time, this demographic made up 50.3% of the student population. The second greatest demographic was Hispanic at 39.4%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 47.6% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 3 (Low Academic Standing). This school is on CPS Probation.

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 80.1% of Stockton Elementary School students met or exceeded standards. This school is in the 29th percentile of all schools in Illinois

Uplift Community High School

Mission Statement: Our mission at Uplift Community High School is to provide a relevant student-centered curriculum focused on social justice, creating an academically nurturing environment that promotes critical and creative thinking, instills pride and respect for others and self, and equips all of our students to become leaders of tomorrow.

Admissions: Preference given to residents in Uptown area (Lake Michigan to Ashland : Addison to Foster). If space is available, applicants living outside the attendance area may apply.

Student Profile: As of 2009-2010, there were 546 students enrolled at Uplift High School. 96.2% were low income Students. 14.5% were Special Education Students. 4.4% were Limited English Learners. As of 2009-2010, the largest demographic at Uplift HS was Black. As of that time, this de-

mographic made up 80.8% of the student population. The second greatest demographic was Hispanic at 11.7%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 55.6% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 2 (Good Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 76.4% of Uplift Community High School students met or exceeded standards. This school is in the 18th percentile of all schools in Illinois.

Other Opportunities for Education

Information about private grade schools, alternative high schools, and Truman College are not yet in this report. Information about these other venues of education is crucial for the 46th Ward Master Plan. We will be including these other educational opportunities in future revisions of this document.

Action Plans

- **Friends of the 46th Ward Schools**

The Alderman's office encouraged three 46th Ward residents to form Friends of the 46th Ward Schools, a non-profit working to unite the 46th Ward community with its public schools and to increase resources available to the schools. This fall, the Alderman's office and the Friends group worked together to collect school supplies for each of the Ward's public schools. Friends of the 46th Ward Schools has also publicized events and ways to support the schools using its website (*46thwardschools.weebly.com*), contact list, and social media. The group was recently granted tax-exempt status by the IRS, and plans to hold several fund raisers in addition to the school supply drive in 2013. If any resident is interested in joining or learning more, we encourage you to email Friends46thWardSchools@gmail.com.

- **Meetings with Principals**

The Alderman's office meets with the principals at each of the 46th Ward's public schools to discuss concerns such as public safety, parking and other issues.

- **Funding School Projects**

The Alderman's office has looked for ways to use City funds to support the public schools. Ward Menu funds were used to partially fund new playground equipment at Greeley Grade School.

- **Community Involvement**

1. The Alderman's office has encouraged block clubs and neighborhood associations to get involved with their local schools. This led to members of the Dover Street Neighbors Association reaching out to the principal at Stockton Elementary, and members are volunteering in the classrooms and have reorganized Stockton's library after renovations
2. The Alderman's office organizes annual school supply and holiday toy drives that benefit hundreds of Ward students.
3. During the warmer months, Alderman and staff members join with interested community members to provide eyes on the street at school dismissal time.

CPS School Changes that affect the Ward

Because CPS is a sister agency with the City of Chicago, CPS does not contact aldermen to assist with making decisions about their classroom size and hiring of staff. Aldermen also have no influence over CPS budget issues. Due to these factors, their influence about school changes are minimal, at best.

- As of the end of the 2012-2013 school year, the Courtenay Language Arts School will be combining with the Stockton Grade School and the students from both schools attend school at the Stockton location.
- Stewart Grade School will be closed and those students will be attending school at Brenneman Elementary School, which will remain open.
- Greeley Grade School and McCutcheon Grade School will remain open and the student attendance areas will not change.



PARKS AND PUBLIC SPACES

The 46th Ward is fortunate to have a unique variety of parks and shared spaces. Shared spaces encourage integrated use of public spaces by removing the traditional segregation of motor vehicles, pedestrians and

other road users. In addition to traditional park spaces, the Ward has nature areas, lakefront, community gardens and historic cemeteries. Local residents often utilize these treasured spaces and they serve to attract visitors into the area as well.

The 46th Ward far exceeds the City of Chicago's guideline of two acres of green space per 1,000 residents. To meet this guideline for the 46th Ward's 53,900 residents, it requires having at least 120 acres of open spaces, which is the size of Graceland cemetery alone. In addition, the 46th Ward has nature areas, beaches, a harbor, community gardens, play lots, and several recreation areas. All areas of the 46th Ward exceed the city guideline of having open space within a half mile of a resident's home.

Recreation Spaces

The 46th Ward residents have a wide variety of recreation spaces available to them, and some that offer unique experiences that help attract visitors to the area. The recreation spaces include soccer and baseball fields, tennis and basketball courts, playgrounds, play lots and pools.

- The Ward has six play lot parks for children under age 12 and seven additional playgrounds that are housed within other parks or area schools.
- The paved **Lakefront Trail** runs 18 miles along Lake Michigan from Hollywood Ave. on the north end, to 71st St. on the south end. This scenic trail is popular with runners and bicyclists.
- **Montrose Harbor**, just south of Montrose beach, is a marina for local and transient boaters. Home to the Chicago Corinthian Yacht Club, it can accommodate 630 docked boats.
- **Montrose Beach** is the largest beach in the city, and includes a bathhouse and pier that is a popular fishing spot. At the north end of the beach is one of two fenced dog beach areas in the city.
- The **Sydney R. Marovitz Golf Course** ranks among the most challenging of the Chicago Park District courses with its tight greens, numerous bunkers and championship length.
- A lighted outdoor skate park near Montrose Beach, **Wilson Skate Park** is considered a modern, outdoor skateboarding and rollerblading facility.

Nature Areas

The 46th Ward has five recognized and protected nature areas that cover more than 36 acres. These areas are havens for native plants, migratory birds and other wildlife. Four of these five areas are located within the Lincoln Park lakefront area. The fifth is located within Graceland Cemetery.

- Located along the lakefront, the **Bill Jarvis Migratory Bird Sanctuary** was developed on a landfill. Soon after its creation in the early 1920s, the site attracted so many local and migratory birds that it was fenced to serve as a bird and wild flower refuge. Public access has remained restricted since then. Over the decades, the Bird Sanctuary has become a magnet for birders.
- The **Marovitz Golf Course Pond** is located at the north end of the Golf Course. In the spring and fall, golfers share the greens and roughs with abundant numbers of migrating birds. The golf course's location between the Montrose Beach Dunes to the northeast and the Bill Jarvis Migratory Bird Sanctuary to the south make the restoration of natural habitats here particularly important. In the fall of 2004, three acres of savanna habitat were created both inside and outside the fence at the north end of the course. In January 2004, the golf course was designated an Audubon Cooperative Sanctuary, which means it is managed in a way compatible with nature.
- At the far east end of Montrose Beach is **Montrose Beach Dunes**, a native dune ecosystem. The native plants began appearing in the late 1990s, and in response, the Chicago Park District stopped grooming this area. Over the years, two ridges have formed parallel to the shore, separated by swales populated by native wetland species. Further up the beach, a larger dune is developing, and it continues to grow each year. In 2001, the Chicago Park District installed a fence to protect the dune; now vehicles are prohibited, and the area is closed to recreation. It remains open for nature observation. Montrose Beach Dunes provide valuable habitat for migrating shorebirds. Volunteers have been active from the beginning in monitoring rare plants and birds; volunteers also remove invasive weeds and trash. In 2005, Montrose Beach Dunes was added to the Illinois Department of Natural Resources' statewide list of high-quality natural areas, called the INAI (*Illinois Natural Areas Inventory*).
- For decades, **Montrose Point Bird Sanctuary** has drawn people from all over the region and nearby states to witness the profusion of mi-

grating songbirds found here in the spring and fall. Originally, what drew birders was the “Magic Hedge,” a 150-foot former fence line that was left unmowed and untended more from neglect than from a specific intent to attract birds. In the mid-1930s, Alfred Caldwell created a plan for the area that conveyed what he called a “naturalistic effect” with sweeping meadow spaces and layered native plant materials emphasizing the long view. In the late 1990s, the Chicago Park District undertook an ambitious project to expand habitat for birds while retaining the historic integrity of the site. Immediately north of Montrose Point Bird Sanctuary by the lake to the north is a restoration of a sand dune environment with native dune grasses and other vegetation.

Cemeteries

While cemeteries are first and foremost places for burial and remembrance of the dead, many cemeteries have special secondary value as beautiful, serene and well-protected green space. The historic cemeteries on the north side of Chicago are home to acres of mature trees and picturesque landscaping. There is an increased awareness among nature lovers and urban planners of the potential for cemeteries as a wildlife habitat. It would be virtually impossible to create an expanse of land this large in an existing urban area, but because of historic use, these areas have been preserved and the dual and harmonious co-uses of these spaces can be of great benefit to the surrounding community.

- **Graceland Cemetery** was created in 1860, and was designed from the beginning to have a park-like atmosphere. In the early 1880s, landscape architect Ossian Cole Simonds was asked to create a lasting plan for the site. He created an innovative design that used native plants and naturalistic landscape techniques before the Prairie School movement popularized such ideas, and dedicated most of his life (1880 to 1931) to making this nation’s premier rural cemetery. Chicagoans such as Louis Sullivan, Marshall Field, Mies Van Der Rohe and George Pullman are buried amidst a landscape with native trees and some native understory flora. In the spring, migrating warblers and other songbirds can be seen in the shrubs and trees that flank the tombstones.
- **St. Boniface** opened in 1863 as a suburban cemetery serving wealthy families. Today, it is a secluded space that is home to mature trees and a variety of wildlife. It is also believed that this area is the food source for the Peregrine falcons that nest on the nearby Uptown Theatre.

Community Gardens and Urban Agriculture

A community garden is an assigned space within a park that is reserved solely for the use of an organized group of community members for the purpose of growing ornamental or edible plants. The community gardening group is solely responsible for all necessary maintenance of this space. Community gardens can be created on virtually any unused land, in existing parks or on privately owned vacant lots. In addition to providing residents access to fresh, local, sustainable food, community gardens in underutilized green spaces enhance community dynamics on many levels. Visually, physically, socially, and mentally, the community garden enhances the lives of individuals and neighborhoods.

Two unique community gardens are:

- **Ginkgo Organic Gardens** at 4055 N. Kenmore is the oldest community garden in uptown. Ginkgo Organic Gardens was founded in 1994 by community gardeners as a response to local hunger. They saw, on the one hand, surplus produce in urban gardens that ended up on the compost pile, and on the other, non-profit organizations unable to afford fresh produce for the homeless and low-income people they serve. Ginkgo Organic Gardens is a community production garden that aims to solve both problems. Using organic methods, they grow approximately 1,500 pounds of vegetables, herbs, fruit, and flowers each year and donate them to Uptown-area non-profit organizations.
- In 2009, Uptown United, Truman Square Neighbors, and other interested residents established the **Winthrop Avenue Family Historical Garden**. At a time when African-Americans were not allowed to live in Chicago’s Northside, the 4600 block of N. Winthrop was set aside as an area where African-Americans could live and have easier access to their places of employment. A strong sense of community developed on this block, and families who grew up in this area have held annual reunions for over 100 years, even though many of these families have not lived on this block in many decades. This neighborhood spot recognizes the founding families’ contribution to the Uptown neighborhood and is a green development in an urban residential setting. The garden brings together the residential and commercial neighbors, building an oasis in one of Chicago’s most densely populated neighborhoods.

Guidelines for Public Space Use

46th Ward public spaces should be warm, welcoming and safe places for everyone, and should encourage inter-generational and community interaction and engagement. Several principles guide the use of shared spaces in the 46th Ward:

- **Access**
 1. A park or shared space should be ideally available to residents within three to four blocks of their home.
 2. Well-lit pathways should connect pedestrians to major arteries.
 3. Public spaces should have welcoming entrances to encourage their use.
- **Safety**
 1. Public safety is enhanced with the presence of increased foot traffic in more secluded areas. Challenger Bark, a dog park, is one such example. Although it is an out-of-the-way space, people enjoy bringing their dogs to this park so it encourages use throughout the day.
 2. Recreational value is added in underused areas with the installation of park equipment, such as Fitness Trail Equipment (*pull-up bars, etc.*) Examples are Lincoln Park (*west of Lake Shore Drive*) and Challenger Park.
 3. Lighting and visibility promote safety in public areas. While seclusion and serenity are desirable in these spaces, isolation can create vulnerability.
 4. Separated areas for play, such as play lots for children under 12, help parents feel more secure about the safety needs of their children while they are at play.
- **Enhanced functionality and maintenance**
 1. Park facilities that are well maintained and address the recreational needs of the local residents will add value to the community.
 2. Art (*preferably local*) should be integrated as often as possible into parks and public spaces.
 3. Natural playgrounds, in lieu of traditional plastic materials, are preferred. Natural playgrounds are areas that combine landscape elements, movement corridors, and plant groupings that promote safe, accessible, and age-appropriate play in an urban playscape.
 4. Residents will make greater use of the park space when there's a greater awareness of activities available to them within the Ward.

5. Accessing the public use of other non-park facilities will expand opportunities for basketball playing and swimming.
6. Neighborhood clean-up days, such as Clean & Green, serve to strengthen a greater sense of community.

Irrigation Needs & Street/Basement Flooding Issues

- There is no mechanism in place or City plan to assist neighborhood organizations to address the irrigation needs of their community gardens.
- In the last few years, Chicago has experienced flooded streets and basements due to record rainfalls.

Plan

The 46th Ward Office can assist local residents living close to these community gardens with obtaining rain barrels for irrigation purposes. Residents can disconnect their downspouts from the public storm sewer system, and instead, have the storm water flow in the barrels. The water from these barrels can be used to water the community gardens instead of flowing into our sewers. Reduction of storm water flow into our sewers reduces the amount of flow discharged into our waterways and can help to alleviate flood damages from occurring due to overbank flooding. To learn more about water management practices, go to <http://www.mwrdr.org/irj/portal/anonymous/stormwateroverview>

Some Parks Not Welcoming Issue

A few parks would attract more residents if they were more welcoming in appearance.

Plan

Create welcoming entrances in areas such as Clarendon Park (*east of Weiss Hospital*) and the entrance to Challenger Park at Montrose.

Sunnyside Mall & Playlots Issues

- The Sunnyside Mall needs more planting material and a watering source. The Chicago Dept. of Transportation has limited resources to assist.
- Astor Play Lot and Gooseberry Play Lot would benefit with better play equipment.
- Tension continues with older youth and adults playing basketball

in Bronco Billy Playlot, with some complaining about drug activity from the older youth while others complaining that the youth playing basketball don't want to cross gang boundaries to play elsewhere.

Plan

- 46th Ward Office will be organizing a meeting with the area block clubs to get volunteers to raise funds and manage the upkeep of the Sunnyside Mall. Ideal plans would involve a diverse group of organizations and residents to assist.
- Ald. Cappleman is working with the Parks Dept. to establish a park advisory committee for each of the playlots to assist with fundraising and grant applications to obtain better play equipment.
- Ald. Cappleman will be working with the Parks Department and Alternatives to address concerns on all sides about older youth playing basketball in Bronco Billy Playlot.
- Aster Playlot is due to get new playground equipment.

Greater Uses of Park Needed

Issue

The public needs to be drawn into making better use of the parks

Plan

- Challenger Park and Sunnyside Mall have been identified as possible sites for more public art, which would encourage greater attendance.
- Opportunities for art fairs, music shows, and movie viewing would attract more crowds to the park.

Some Public Areas are Unsightly

Issue

There are public areas that appear unsightly and in need of care

Plan

The 46th Ward Office will work with area neighborhood groups to adopt public parkways and street corners for public gardening.



PUBLIC SAFETY

Public safety has been cited as a high priority for many residents living in the 46th Ward. The history of the area has been that there are a few areas in the ward with high rates of crime, which lends to a higher perception of crime throughout the overall 46th Ward. The shootings that do occur in the ward are almost always exclusively gang-related, with most of them due to violence caused by two rival gangs. Shootings have been centered on four different blocks within the ward. Alderman Cappleman is working with the Mayor and City Council to get more police on the

streets, as well as reviewing other resources to address gang violence. Less crime happens when there are more eyes on the street. You can do your part by working with others on your street, as part of your neighborhood organization, with your local CAPS beat, with your neighborhood school, or organize a community garden project in your area.

46th Ward Crime Statistics

(gathered from May 18, 2012 - May 17, 2013)

The 46th Ward recorded 256 violent crimes, ranking it 37th out of 50 city wards. Ten of the 50 wards in the City have a crime rate that is more than twice the rate of crime found in the 46th Ward, with the highest rate being over five times higher than the 46th Ward (28th Ward located on the west side of the City). The 44th Ward in the Lakeview area reported more violent crime at 390; the 48th Ward in Edgewater reported less violent crime at 216. However, the 46th Ward has a higher rate of drug abuse crimes than the surrounding wards (599), where its total number of arrests exceeds the combined totals of the 44th, 47th, and 48th Wards. The vast majority of drug abuse arrests in the 46th Ward are centered within one census tract. When compared to the other 49 wards for drug arrests, the 46th Ward ranks 19th citywide.

Ward residents are often surprised to learn that crime rates are relatively low in the 46th Ward and that the perception of crime in the 46th Ward doesn't align with the statistics. However, the mere perception of crime diminishes the quality of life in our neighborhoods because residents don't always feel safe. Residents should feel comfortable to utilize every street, every business and every public space in the ward to the fullest extent.

Even though crime rates are somewhat lower than many people would expect, crime is still a problem. One shooting is one too many, and the goal is to address and minimize crime in every possible way. Alderman Cappleman is approaching crime from 3 perspectives: problem buildings, crime hot spots, and frequent offenders. It will take a number of different interventions that, when done together, will make major impacts in the reduction of crime. The effectiveness of these interventions will be periodically assessed and impacts evaluated.

Problem Buildings

Problem buildings are defined as those that generate a high number of calls for city services or are known drug or gang houses. The number of calls for service is indicative of issues that are affecting the quality of daily life for building residents and surrounding neighbors. It is also an indication of populations that utilize a huge amount of city resources, and when these situations are ongoing over long periods of time we know that those resources are not being used to solve problems, but only to deal with the consequences of those problems.

2011 started out with thirteen problem buildings. Two years later, that number has been reduced to six buildings that continue to require frequent monitoring. Much of the success in this reduction has been because of required meetings with the building managers group, which has apartment managers share ideas about good management practices.

Criminal hot spots

Alderman Cappleman is working with the police, CAPS and neighbors to identify and address criminal hot spots. These are locations where there are high rates of 911 calls, along with areas identified at CAPS meetings. Gang rivalries contribute to the existence and locations of the hot spots because of ongoing defense of gang turf. The perception of crime is exacerbated when businesses have their window views to the street blocked and when neighbors are reluctant to cooperate with police.

Frequent Offenders

In August 2012, a homeless woman from Uptown was arrested for the 396th time. The news of her arrest highlighted the broken system that has a small subset of individuals cycling through the court system and back on the streets with little in place to stop the recidivism.

Frequent offenders are those that have 20 arrests or more. These are a small number of residents of the ward that commit a disproportionately high number of crimes. These crimes are typically ones that result in little or no incarceration, and the nature of the punishments creates little disincentive to re-offend. This vulnerable population has high potential to be both the perpetrator of crime and the victim. These offenders often face issues that include mental illness, substance abuse, homelessness,

domestic abuse, unemployment and financial instability. Long criminal records reinforce these issues of instability by making it more difficult to secure stable employment or housing.

Action Plan involving the Local Residents

- Participating in Community Alternative Policing Strategy (CAPS): The purpose of CAPS is to help police identify chronic areas of crime, but it also provides a forum for the community to work together to help reduce crime in the area, i.e. creating positive loitering events, creating phone trees to communicate an issue that has suddenly arisen, going on a Midnight Bike Ride with the police, organizing residents to monitor a play lot, etc.
 1. The 46th Ward has 9 different police beats and residents are encouraged to attend a police beat meeting that is close to their home.
 2. Residents can find the time and location of their police beat meeting by going to www.james46.org/for-residents/police-beat-map/.
- Joining a local neighborhood organization or block club close to your home: This allows you to know your neighbors and your interaction with one another will help build a sense of community within the area, which helps a neighborhood become safer. Many such organizations will foster local events that improve the quality of life for all in the area. *(for contact information, go to www.james46.org/maps/)*
- Joining neighbors to adopt a public space to do a neighborhood gardening project, such as a street corner on the block: This garden plots tells others that people care more about the neighborhood than just their own private yard. It also builds a greater sense of community and it puts more eyes on the street as residents tend the garden.
- Working with community programs that provide mentoring to youth in the neighborhood, especially youth who may be at risk for becoming involved in gang activities: Such activities should support the role of parents as the primary protectors of their children, i.e., avoid promoting graffiti-type art and events that give the impression that gang activity should be tolerated. The goal should always be to promote parents' efforts to keep their children away from gangs.
- Participating in Court Advocacy, a program that follows chronic or serious offenders through the court system for the purpose of sending a message to the judge about the seriousness of their actions: Court Advocates also attend hearings for buildings facing multiple code violations. *(Your local CAPS meeting can give you more information about getting involved in Court Advocacy.)*

- Organizing parent/adult patrols when school lets out: Work with the local school principal to provide more supervision to students as they leave for home after school, which is the time of day when children are most susceptible to being victims of crime.

Action Plan involving the 46th Ward Office, Police, the Community Justice Center, Local Chambers, Schools, Businesses, Social Services, Building Managers, and Places of Worship

- Creating more outdoor events that encourage use and enjoyment of public spaces: This puts more "eyes" on the street, which discourages habitual offenders from continuing their illegal behavior.
- Having crime & safety alerts via the Alderman's website, email, text, and twitter: This alerts the community and school principals about an issue.
- With the Police Commanders and 46th Ward Alderman taking the lead, engaging area schools, businesses, building managers, social services, and places of worship to get them more involved in public safety issues.
- Having the 46th Ward Alderman work with the Chicago Department of Public Health, the Chicago Department of Family and Support Services, the Police Commanders, the Police Superintendent, the State's Attorney's Office through the Community Justice Program, the Illinois Department of Corrections, Cook County Drug Court, and the Cook County Mental Health Court to address the issue of chronic offenders in the area.
- With the local chambers and 46th Ward Alderman, having events and displaying public art that encourages the respect of all cultures and builds on the shared values of the community. This would also address some of the polarization that exists within the ward.
- Assisting businesses with identifying their safety concerns and the needed steps to address them: This is an effort done in conjunction with the local chambers, the 46th Ward Alderman, and the two Police Commanders.
- Ald. Cappleman is also working with the City of Chicago to improve reporting of domestic violence, including the reporting of repeated 911 calls involving same individuals.

While it remains a given that the City of Chicago is in need of more police, the purpose of this section is to reinforce the need for the entire

community to work together to address crime and crime prevention. The true causes of crime remain complex. It then stands to reason that the many approaches to addressing crime, when done together, will have a profound effect on making any community safer.

Resources

ClearPath: www.chicagopolice.org

ClearMap (crime statistics): gis.chicagopolice.org

CAPS

19th Police District (south of Lawrence): 312-744-0064

20th Police District (north of Lawrence): 312-742-8770



TRANSPORTATION

The 46th Ward has excellent access to public transportation, and Ward residents take advantage of this access. In Chicago as a whole, approximately 26% of residents commute to work via public transportation, in the 46th Ward, the rate is about 50%, or double the average utilization citywide.

46th Ward residents are also less likely to own a car than the average Chicago resident. About 26% of Chicago residents do not have access to a car, while in the 46th Ward, that goes up to about 45% of the households.

CTA Red Line

(Source: CTA Annual Ridership Report)

The Red Line is by far the most highly traveled El line in the city, making it the ideal way to bring visitors from outside the ward. The Red Line has ridership of almost 80 million people per year, or 38% of the total city rail ridership. This makes the El stops in the ward that much more critical, because there is so much potential to welcome these tens of millions of riders to the 46th Ward to live, shop, and experience what the Ward has to offer.

CTA Ridership

Red Line ridership continues to rise at Ward L stations. At the end of 2012, year-over-year ridership entries at the Wilson Station were up 4.6% and Sheridan was up 3.7%. Ridership entries were significantly down at the Lawrence Station, due to station work that was performed during the year, resulting in significant station closures.

CTA L Stop Inventory

The 46th Ward has 3 L stations: the Lawrence Red Line, the Wilson Red Line, and the Sheridan Red Line. None of the L stations in the 46th Ward are handicapped accessible, which has become especially troubling given a higher rate than average of elderly and people with special needs living close to these stations.

The Lawrence Station is located steps away from the Uptown Theatre, the Aragon Ballroom, and the Riviera, all current or future prime entertainment venues within the area. It also serves as one of the primary bus routes for residents living on the west side of the city to travel east. The largest employer within the 46th Ward, Weiss Memorial Hospital, has a large number of employees using this bus line to get to work.

At one time, there was retail located within the ticket booth area, but it was all removed and stripped to the bare minimum in 1995. In October 2012, the Lawrence Station went through a rehab that involved new turnstiles, wrought iron fencing, new booth, new platform, painting, bridge work, and netting for pigeon abatement. Artwork is in the process of being selected for the station and there are plans for additional bike storage.

The Wilson Station is the busiest station, servicing over 6,000 riders on the average weekday. It is located within the ward's primary retail corridor and also serves many students enrolled at Truman College. The Urban Land Institute study that was done in 2000 made the rehab of the Wilson L Station one of the top priorities to encourage the revitalization of the retail district in the area.

The Sheridan Station captures a lot of the crowd that attends the Cubs games. In 2012, Mayor Rahm Emanuel stated that it would be slated for a rehab after the completion of the Wilson Station. There has been some

discussion of the need to "straighten" the bend by Irving Park to cut travel time. Because this station is close to senior housing and housing for the disabled, Ald. Capplemann will be focused on making the station ADA compliant. Currently, there are complaints of flooding inside the station when there's a heavy rain.

CTA Buses

(Source: CTA Annual Ridership Report)

Bus ridership is an integral part of the overall picture of transportation and access in the 46th Ward. Buses provide connections that the train system cannot, and contribute to significantly reduced car traffic. Bus routes and frequency are more flexible than train travel, providing the best efficiency and efficacy for the system as a whole.

CTA Bus Inventory

Fifteen bus lines serve the 46th Ward, including several express buses that provide excellent access to downtown Chicago.

Ridership

Ridership of CTA buses is down citywide, and is down also in the 46th Ward. Even so, in 2010 there were about 50 million rides taken on the bus lines that service the 46th Ward, or about 16% of the 306 million total CTA bus rides taken. The Clark, Broadway and Sheridan buses have the highest ridership, and these 3 lines average over 50,000 rides taken on weekdays. In addition, the express buses average over 40,000 daily rides taken to downtown locations, significantly reducing car traffic on Lake Shore Drive and other arterial streets.

Bicycle and Pedestrian Travel

Perhaps due to its location along Lake Michigan, cycling and walking encompass many of the values held by area residents. It's fairly typical to see people from all different nationalities taking advantage of the walking paths found in Lincoln Park, adjacent to Lake Shore Drive.

Currently, there are only .6 miles of marked bicycle lanes in the 46th Ward, located on Halsted Street from Sheridan to Cornelia. In addition, there are marked shared lanes on Clarendon from Sheridan to Wilson; on Wilson from Clark to Marine; and on Lawrence from Broadway to Marine. However, these are not separate bicycle lanes and do not offer cyclists protection from automobile traffic.

The Lakefront Bike Trail is the main bicycle route to downtown, and is popular with commuters and recreational cyclists. There is no automobile traffic on the trail and the scenic route and views of downtown are highlights of the Chicago experience. However, this bike route is in poor condition and accessing the path from 46th Ward streets can be difficult. Improvements of this path go through the Chicago Department of Transportation (CDOT) and the Chicago Park District.

Looking at bike accidents, the highest rate of bike accidents occur at the entrances to the park along Montrose, Wilson, and Lawrence. Work is needed to increase safety in those three intersections.

Car Travel and Parking

Major east-west arterial streets carry tens of thousands of cars per day, many passing between Lake Shore Drive and points west of the 46th Ward along Irving Park Road, Addison, Montrose and Lawrence. Because of the 46th Ward's inclusion of the lakefront, the Aragon, and proximity to other venues such as the Riviera and Wrigley Field, many people travel from outside the area for events and entertainment, and many of these people arrive by car. Upkeep of pavement and pothole maintenance is an ongoing challenge, especially given the City of Chicago's current budget constraints.

Because of the particularly high population density of the 46th Ward, parking is and will continue to be a challenge. There is a need to explore more potential for improved parking efficiency in the area, including revisiting the process for zoned permit parking.

Areas for targeted evaluation and improvement

- **Wilson L Station**

The planned reconstruction of the Wilson L Station is slated to begin in late 2013, and will replace the badly deteriorated station that was built in 1923. The completely rebuilt, modern and accessible station will serve as a new transfer point between Red and Purple Express service and also serve as an anchor for revitalization and economic development in the Uptown neighborhood.

This \$203 million Wilson Reconstruction project will involve more than just the rebuilding of a stationhouse. The project work will also

include construction of two new auxiliary entrances – one on Wilson and the second entrance at Sunnyside; dual platforms to allow transfers between Red and Purple Line service; significant track and structural work; and the restoration of the 1923 station house façade and former clock tower (at the corner of Broadway & Wilson) to make it a viable space for future retail development.

- **Broadway Avenue**

Broadway is dangerous for cyclists and pedestrians because these roads allow for high traffic volumes and speeds. Menu funds for 2013 will be used to install new bike protected lanes along Broadway from Leland to Montrose.

- **The Montrose/ Sheridan/ Broadway intersection**, the intersection with the highest number of accidents on the Northside, is confusing and dangerous for drivers, cyclists and pedestrians alike. Menu funds for 2014 will be used to create a plaza on the Sheridan side of this triangle. CDOT continues to provide input before work begins.

Current Actions to Encourage Bicycle Ridership

- **Bike Uptown:** A community group that is working to achieve the Alderman's goals around enhancing Uptown's economic and cultural vitality by making it easy, safe and comfortable to walk around, or bike around, our neighborhood. www.bikeuptown.org
- **Bike Lanes:** 46th Ward Aldermanic menu funds have been allocated for protected bike lanes on Broadway from Montrose to Leland, to be completed in 2013.
- **Bike Sharing stations:** <http://share.chicagobikes.org/> The service launched in the early summer of 2013, and by the end of the year, will have 400 stations and 4,000 bikes in the system. The 46th Ward is expected to have stations in place in 2014.

More Needed to Create a Friendlier Pedestrian/Bike Way

A study is needed to assess the access to the Lakefront Bike Path, where the highest rates of bike accidents occur. The use of the major east-west streets in the ward by cyclists is encouraged but currently challenging, and accessing the path through Lake Shore Drive underpasses and intersections are dangerous due to the traffic flows and unclear right of way.

Any proposed new development in the 46th Ward should be required to promote pedestrian and bicycle access. This will involve measures such as creating priority bicycle parking and orienting retail entrances and signage toward the sidewalk instead of toward parking structures.

Existing parking lot landscaping and maintenance of sidewalks will improve the appearance of 46th Ward streets, improve the pedestrian experience and create additional greenspace. Many parking lots in the ward do not meet the standards of the City Landscape Ordinance. Alderman Cappleman will require enforcement of these standards for any development or renovation going forward.

Evaluation of current parking utilization and efficiencies may help to ease the burden of residential and commercial parking. This evaluation will include the use of handicapped spaces and loading zones and identification of under utilized parking areas and garages. The 46th Ward Office is also streamlining the permit parking process to make it more clear and user-friendly.

Programs that promote reducing the dependency on cars, increase traffic safety, provide awareness and utilization of pedestrian, bicycle and public transportation will be highlighted. These programs include:

- I-GO and similar car sharing programs
- City Bike program and the Chicago Bike 2015 program
- Safe Routes to School Program
- Bike Uptown, Bike to Work and other events to promote bicycle use and awareness

46th Ward Office
4544 N. Broadway Avenue
Chicago, IL 60640

773.878.4646
info@james46.org

hours

Monday, Tuesday, Thursday 9am - 5pm
Wednesday 9am - 7pm
Friday, Saturday 9am - Noon



JAMES CAPPLEMAN ALDERMAN, 46TH WARD

COMMITTEE MEMBERSHIPS

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES AND RULES

EDUCATION AND CHILD DEVELOPMENT

ETHICS AND GOVERNMENT OVERSIGHT

ENVIRONMENTAL PROTECTION AND ENERGY

HOUSING AND REAL ESTATE

HUMAN RELATIONS AND HEALTH

LICENSE AND CONSUMER PROTECTION

ZONING, LANDMARKS, AND BUILDING STANDARDS

June 30, 2021

Dear Lakeside Area Neighbors Association,

I want to thank you for the input that many of you provided regarding the 4600 N. Marine Drive proposal from Lincoln Properties. Your concerns about the future of Weiss Hospital and the concerns about gentrification are the same concerns that many others and I also share. In the past, I have always supported the majority vote of the 46th Ward Zoning and Development Committee, and under that circumstance, there would be no question of my support for this project after Northalsted informed me that their representative did not vote as he was instructed. Admittedly, this has never happened before, but there's always a first and that first happened for this project.

Still, this was a very close vote and it deserved more serious consideration before I made a decision. The following outlines the priorities that influenced my final decision:

Possible closure of Weiss Hospital

Weiss Hospital has changed ownership three times since I was elected in 2011. Each time, I've expressed concerns about the sale. I did the same when Pipeline acquired Weiss Hospital in a purchase that also included West Suburban Medical Center and Westlake Hospital. At the time of the purchase of these hospitals, Pipeline made a promise that all of them would remain open. That's why it was quite concerning when Pipeline broke their promise and soon afterwards closed Westlake. This action seriously damaged their credibility, and I've made that clear to them. Pipeline officials and the CEO of Weiss Hospital agreed that there was a breach of trust and spoke of all the money and work they're currently spending on upgrades to Weiss Hospital to enhance patient care. We were informed by the CEO of Weiss Hospital, Irene Dumanis, during the 46th Ward Zoning and Development Committee meeting that the entire proceeds from the sale of their parking lot will go toward program improvements at the hospital. I took a tour today of Weiss with a number of other elected officials and it's clear that substantial investment is currently in process.

In the meantime, Weiss Memorial Hospital is situated on a planned development site and any change in use for the hospital would have to have the support of me, the Plan Commission, the City's Zoning, Landmarks, and Building Standards, and City Council. Had Westlake had these same safeguards in place, Pipeline would not have been able to close it.

Gentrification

One of the strengths of the 46th Ward is the large number of government and nonprofit affordable housing units. Uptown, in particular, has more of these units than any other community area on the north side. We've shown other wards that affordable housing is an asset in making a strong community. Much of our affordable housing also includes our naturally occurring affordable housing that is privately owned. However, the problem we are facing now is that if we don't provide more apartments to meet the demand for upgraded units in the ward, developers will go after our naturally occurring affordable housing (as they have already done, building as of right) and I want to avoid that. A number of valid and reliable research articles have shown that building more apartments, including luxury units, will help stabilize or lower area rents.

Meeting the Affordable Requirements Ordinance (ARO)

This proposal is meeting the affordable requirement according to the ARO. A number of people have asked that the developer go beyond what's spelled out in the ARO. While I appreciate their push for more affordable housing, both the City's Law Department and the Dept. of Housing have directed City Council members to stay within the confines of the ordinance rather than make up their own set of rules. I will abide by the City's Law Department's directives.

The Developer's In-Lieu contribution to Sarah's Circle

Sarah's Circle has plans to build a 100% affordable building for women on the 4700 block of N. Sheridan, located a few blocks away. This organization provides housing for women who are either experiencing homelessness or who are at high risk for it. When Sarah's Circle applied for their loan with the Illinois Housing Development Authority, it was granted on the condition that the City of Chicago contribute the remaining \$3.1M to make their project's financing work. There were 3 options for the City to help finance Sarah's Circle's project: through a TIF; through the Affordable Housing Opportunity Fund (AHOF) or through an in-lieu contribution from this proposed development. In the case of the TIF, it would lessen an opportunity to help out the Bezazian Library. In the case of AHOF, it would mean that another very low income project in our ward would not have those funds available. The City's Dept. of Housing provided a letter stating a number of factors as to why the preferred option for funding Sarah's Circle's new project would be the in-lieu contribution from this development. While I appreciate efforts to get as much affordable housing within the proposed development itself, my job as alderperson is to look at the big picture of affordable housing in our ward, especially housing for those who are living on the streets or who are at high risk for experiencing homelessness. Unfortunately, we do not have enough housing in our ward for those who are most vulnerable. For that reason, I agree with the Dept. of Housing that this in-lieu approach would help address our extreme housing shortage for those at greatest risk for experiencing homelessness.

For the reasons above, I'm choosing to support the 4600 N. Marine Drive proposal from Lincoln Properties. There were many great counterpoints that were raised, but in the end, the positive aspects to this proposal outweighed the negative repercussions. Again, thank you for your feedback on this matter.

Sincerely,



Ald. James Cappelman, 46th Ward

Re 4600 N Marine Drive Statement of Lakeview Towers Board Member Diane Santucci

Chris White <cwhite@onenorthside.org>

Thu 7/1/2021 3:15 PM

To: James Cappleman <James.Cappleman@cityofchicago.org>; CPC <CPC@cityofchicago.org>; Izzy Dobbel <Izzy@senatormikesimmons.com>; Bennett Lawson <Bennett.Lawson@cityofchicago.org>; Letterforthemayor <Letterforthemayor@cityofchicago.org>; att <chicdiane7@aol.com>; Dan@48thward.org <Dan@48thward.org>; Nicole Wellhausen <Nicole.Wellhausen@cityofchicago.org>; Raymond Valadez <Raymond.Valadez@cityofchicago.org>

[Warning: External email]

I am assisting Diane Santucci of the Lakeview Towers Board in releasing this public statement about the proposed development at 4600 N Marine Drive.

Chris White

Senior Organizer

ONE Northside

4648 N Racine Ave

Chicago IL 60640

773-769-3232 x15

Cell 815-274-9635

cwhite@onenorthside.org

PRESS STATEMENT

For Immediate Release

Contact: Diane Santucci 708-600-3643 chicdiane@aol.com<https://www.lakeviewtowerschicago.com/>**Diane Santucci releases this statement in response to being denied her vote as the authorized representative of her association at the 46th Ward Zoning Committee.**

Diane Santucci is a board member of the Lake View Towers Residents Association who describes themselves on their website with the mission statement and text below:

Lake View Towers Residents Association Inc. is a non-profit organization dedicated to promoting affordable, healthy and safe housing, initiatives and programs; combating community deterioration; strengthening the surrounding community; and networking with other non-profit organizations and tenant associations in the sponsoring of community wide educational programs and training for low income individuals that will assist them in enhancing the quality of their lives and community.

Lake View Towers is a 500-unit building consisting of two 26-story towers located in the Uptown neighborhood of Chicago. The building has studio, one bedroom, two bedroom and three bedroom apartments and houses a very diverse population of over 25 nationalities. Out of the 500 units, 395 are designated as project-based Section 8 units, while the other 105 are designated for moderate income individuals and families.

Located at the corner of Wilson and Clarendon in the Uptown neighborhood in Chicago, the building is a widely admired diverse mixed-income, nonprofit 500-unit rental building. Diane Santucci releases this statement in response to being denied her vote as the authorized representative of her association at the 46th Ward Zoning Committee. Ms. Santucci is opposed to a proposed development at 4600 N Marine Drive, which is on the opposite corner of the intersection from her building. Ms. Santucci has ample reason to believe the development will harm the quality of life of her building's residents:

An Open Letter to the Chicago Planning Commission, Chicago Department of Planning, Mayor Lori Lightfoot, Zoning Chair Tunney, and Alderman Cappleman:

My name is Diane Santucci. I am on the board of the Lakeview Towers Association. The Association is the owner of Lakeview Towers, a diverse mixed income affordable housing success story that is owned by its own resident association.

For 46th Ward Zoning and Development Committee Meeting on June 10, 2021, I attempted to inform the Alderman that I would be the proxy representative for my building, but for some reason I was not seated as the representative. The Alderman's standard practice is to allow other organizations to send proxy representatives, but the Alderman did not permit our building the same courtesy even though our regular representative was unable to attend or communicate for personal reasons.

As you can see in this video, Alderman Cappleman publicly promised to take the development off the City Council Zoning Committee Agenda if it were to be voted down in the local committee: <https://www.youtube.com/watch?v=ppTCGFGKdKI&t=347s>. The local committee voted against the development on June 10th. At another meeting a week later, however, the Alderman continued to deny the validity of our NO vote, yet accepted a reversal of North Halsted Business Alliance's vote. The Alderman normally has strict rules against organizations voting remotely, even though the length of the meetings is a burden on working people who try to participate. The only exception seems to be when some organization, such as North Halsted Business Alliance, feels enough pressure to switch its vote after the meeting to meet the Alderman's desired outcome.

Why is our vote so important? The 4600 Marine Drive development is a threat to our diverse neighborhood's quality of life, to our healthcare, and to future jobs and educational opportunities. The planned building would be an inappropriate unaffordable eyesore that will raise rents, diminish the value of neighboring properties, and create horrible traffic that conflicts with Weiss Hospital's ER entrance. Furthermore, the current proposal is out of conformity with the uses allowed in this subarea of Planned Development 37. The allowed medical, health, and research uses, all within walking distance of Uplift High School, Truman College, and the new Wilson Avenue Red Line Station, would mean much-needed high-quality jobs and educational opportunities, also for people outside of our community. But there has been no community discussion or consensus building effort about turning this land into expensive rental apartments.

Our community has trusted in and relied on Weiss Hospital for healthcare, education, and work for many decades. Generous donors originally assembled the land for the non-profit hospital, which had a strong mission to serve those who are underserved. In the short time Pipeline Health has owned Weiss Hospital, which the company promises to keep open, the company closed another community hospital that it promised to keep open. Weiss Hospital's neighbors are understandably very concerned that this important job, educational, and healthcare site is being sold off and that our voices are being shut out.

We demand that the planning commission and zoning committee pull it off their agendas. We are angry and will not be silenced. This letter is just the first step.

July 14, 2021

Chicago Plan Commission
City Hall
121 N. LaSalle St. Rm 1000
Chicago, IL 60602

Re: 4600 N. Marine Drive, Lakefront Protection Ordinance application and proposed Planned Development 37 amendment, Lincoln Property Company National LLC

Dear Chicago Plan Commission,

I am a resident within 250 feet of Planned Development 37 and member of the Clarendon Park Advisory Council. In 2015 I co-founded the Uptown Coastal Initiative, a multi-year educational and planning program of the Institute of Cultural Affairs previously funded through grants from the Illinois Coastal Management Program, NOAA, and the IL-DNR. UCI raises awareness of and engagement in Uptown as an ecologically sensitive, asset-rich coastal community.

I offer this background as a prelude to stating that although I support goals proposed with the 4600 N. Marine building to provide resources to Weiss Hospital and Sarah's Circle, I believe that the current proposed development does not fulfill the requirements of the Lakefront Protection Ordinance. Similar and arguably greater economic and community benefit goals may be achieved under current zoning and PD 37 uses without moving so dramatically away from the Lakefront Protection Ordinance conformity that has guided Weiss Hospital's enlargement over decades. More work needs to be done to meet the aspirations of the LPO, which, as described on the city's website, "recognizes that the City's Lake Michigan shoreline possesses special environmental, recreational, cultural, historical, community and aesthetic interests and values that require protection and preservation."

I ask the Commission to act now to ensure authentic, inclusive community engagement and fuller environmental, historical, and economic review of any proposed development on this site. The current proposal's lack of conformity with several requirements of the Lakefront Protection Ordinance (discussion to follow) offers the opportunity for a more comprehensive approach.

Location and current proposal history

The site under consideration sits on top of buried historic Wilson Beach and the submerged lakebed (Attachment A) that was filled in 1931 as part of the WPA/PWA-funded Lincoln Park Extension (Attachment B). The lakefilled land was later aggregated through donations to Weiss Hospital, which was originally a non-profit hospital with a charity mission (Attachment C).

Today Weiss Hospital is owned by private equity firm Pipeline Health and is run for profit, with property and operations separated into different LLCs. Shortly after acquiring the hospital in 2019, Pipeline Health put the parcels under consideration up for sale, advertising the site in a real estate prospectus for a purpose not allowed in the current PD subarea (Attachment D).

During the year of pandemic that followed, community members and near neighbors remained unaware that a sale contract had been made and that Lincoln Properties was meeting with city decision makers and working on the current proposal. Community members only first heard about the project from hospital staff and the developer on Jan. 28, 2021, after a year in which in the proposed development site had housed pandemic facilities and morgue equipment.

The proposed development site sits at a central edge of our community and the lakeshore park system; as such it warrants an authentic and inclusive community engagement process to ensure that any proposed use of this important site attains the harmonious relationship with the neighboring community described in Lakefront Protection Ordinance Policy 10.

Families and family amenities

Clarendon Park Community Center is due to undergo long-awaited renovations beginning at the end of this year, but the current proposal does little to support and coordinate with this critical family-friendly park asset and its programming. The project also shows no coordination with key community assets, including Pipeline-Weiss Hospital itself; historic Lincoln Park; Brenneman, McCutcheon, and Walt Disney elementary schools; Uplift High School, an early college STEAM high school; Truman College, a City Colleges center of excellence in the fields of education and human and natural sciences; and the newly renovated CTA Wilson Ave Redline station, despite that asset's potential to bring many to our community to access our educational sites, workplaces, and destination coastal park (LPO Policy 14).

The proposed building does not meet the long-documented need for family housing described in the 46th ward master plan. The building will, however, block light and lakefront views for several hundred existing rental, co-op, and condo units, which include many units that are home to families. The current massing of the proposed building will shadow existing historic buildings, altering their energy profiles and degrading their healthful livability and property value (LPO Purpose 1).

Per the limited shadow studies shown so far, the building will also shadow Lincoln Park and the public lakefront east of Weiss Hospital, where the Park District is currently seeking funding to collaborate with community in the creation of a six-acre native plant garden. (LPO Policy 2).

Architecture can solve some of these shadow challenges, but the shadow and its full environmental, energy, and human health effects have not yet been fully evaluated and presented. Unlike many other cities such as San Francisco, Chicago does not have a robust daylight ordinance to ensure consistent evaluation of shadow impact and protect park assets.

Bird safety

Uptown's lakefront is a regionally important migratory and nesting site for birds, including endangered species. Although the city planning department presentation mentions bird-safe glass for some glass details, the developer did not choose a "Wildlife" option to achieve the required 100 points per the city's sustainability matrix. Neither the LPO application nor the PD amendment offer binding, enforceable detail about bird-safe features. This lack of specificity and the fact that the sustainability requirements for the project are not contingent upon bird safety is concerning because the community received many similar assurances of bird safety with the 811 Uptown proposal only to see those features altered significantly when the façade was changed to glass curtain wall after city-level approvals (LPO Purpose 4, LPO Policy 7).

Net loss of park space in 46th Ward

When Stewart School and its Campus Park were sold in 2016, the densely populated 46th ward community lost a public park and the greenspace amenities that had been funded by \$1.64 million in Wilson Yard TIF funding and Open Space Impact fees in 2008. Although an additional \$375,000 in OSI was subsequently used to create a community garden on the public right-of-way in front of Stewart School Lofts, the garden is fenced off from non-subscribers and the small public seating area does not replace the playground equipment and playing field.

Campus parks account for most of the neighborhood's interior public greenspace, but the extent to which they are permanently and legally protected as greenspace is unclear. Over 2000 units of housing are being added within walking distance of the current development site, which is in the most densely populated part of the Uptown community. No comprehensive greenspace planning has yet been undertaken and no additional park land has been added.

The site of the currently proposed development offers an opportunity to consider expanding the lakefront park system in keeping with CitySpace Plan objective to acquire available privately held land where possible (LPO Policies 1 and 2).

Alternatively, the site could be used in accordance with current zoning to create a park-friendly research, healthcare, or medical facility or landscape that offers job and educational opportunities in coordination with community educational and healthcare assets and the lakefront setting (LPO Policy 14). Healthcare remains one of the fast-growing sectors of the economy and the development site is well-located to connect to many parts of the city.

Weiss Hospital Urban Rooftop Farm closure

The unexpected closure of Weiss Hospital Urban Rooftop Farm created local distrust of Weiss Hospital's new owners, Pipeline Health, and added 100 names to the waitlist for Clarendon Park Community Garden, which has 20 beds. This closure caused additional greenspace loss.

In addition to offering food security and health benefits to our community, which has double the poverty rate of Chicago, the highly regarded community health initiative brought together many people from different cultures and economic levels. It coordinated with area service providers such as Heartland Health and greened the many excess parking spaces on the garage roof.

To date no OSI plan has been presented but community gardening would be a worthy target. The applicant indicated that an OSI fee of ca. \$115,000 is expected. Although this amount of money may seem small in the larger picture, it is worth noting that Clarendon Park's 20-bed community garden was built by volunteers for under \$5,000. Uplift High School also recently installed 3 community garden beds. Local interest in community gardening is high, yet most residents do not have access to land. (LPO Policies 6, 10, and 14; LPO Purpose 1).

Difficulty accessing public parks

Many Uptown residents are challenged to reach the lakefront parks owing to walking distances, heavy vehicular traffic, and built obstructions such as fences, buildings, and driveways. This situation is compounded locally by minimal public transit out to the Lakefront itself and the past incorporation of East-West streets into the Weiss Hospital campus. Two aspects of the current proposal worsen access issues:

- Adding a garage exit on Clarendon Avenue just north of a bus stop and south of Weiss Hospital's ER entrance complicates the main pedestrian corridor that links our schools, homes, and Lincoln, Clarendon, and Margate Parks. (LPO Policy 11, LPO Purpose 7)
- Adding trucks and delivery to the "service drive" that is also the hospital's ER entrance further degrades the public sidewalk from Clarendon to Marine required in the current PD to approximate the public access lost when Eastwood Avenue, like Leland Avenue, was incorporated into the hospital campus footprint (LPO Policy 11, LPO Purpose 7).

Like many neighborhoods in Chicago, our community has gone through great stress in this past year. Fears of losing our community hospital and its ER have added to the stress. Community members are doing their best to participate and contribute constructively.

Both the process and the project proposed have not, however, done enough to "To promote and protect the health, safety, comfort, convenience, and the general welfare of the people, and to conserve our natural resources." (LPO Purpose 1).

Thank you for your consideration and for helping achieve the best possible use for this important lakefront site.

Melanie Eckner



Wilson Avenue Bathing Beach, DN-0071106,
Chicago Daily News, 1919

Wilson Avenue Bathing Beach



Commissioners of Lincoln Park
Breakwater and Jetty, Montrose Ave. & Margate Terrace
Great Lakes Dredge & Dock Co. - Contract 15675
Chicago Aerial Survey Co.
June 16, 1931.

#11513

REVEAL PLANS FOR HOSPITAL IN MARINE DR.

New Institution to
Cost \$2,500,000

(Picture on page 2)

Plans for erection this year of a 2.5 million dollar hospital in the block between Leland and Eastwood avs. in Marine dr. were announced yesterday by the L. A. Weiss Foundation.

The structure will be known as the Louis A. Weiss Memorial hospital in honor of the late Chicago business man and philanthropist. Weiss, secretary-treasurer of the Pioneer Atlas Liquor company until its sale in 1947 to McKesson & Robbins, Inc., died at the age of 52 leaving a substantial endowment to the L. A. Weiss Foundation to be used for charity.

Million Already Subscribed

Mrs. Goldie Weiss, his widow and foundation president, said an initial building fund of a million dollars already has been contributed.

The hospital will be a four story, T-shaped structure set back from the streets in the midst of a block square area. Plans call for an entry court and protected service yards. Parklike landscaping will blend the grounds into the Lake Shore dr. development.

Building foundations will have a capacity for additional stories so the hospital eventually will have a 250 bed capacity. Loebel, Schlossman & Bennett are architects.

Patients Can See Lake

The wing containing the hospital beds will parallel the lake, providing each patient a view. Land immediately south of the proposed building has been purchased to provide parking facilities for visitors and staff, and to provide room for further building expansion.

A two story wing will have operating rooms and therapeutic facilities, as well as complete radiological, pathological, and analytical laboratories. A first floor wing will be devoted to examining rooms, and offices for staff physicians and surgeons.

To insure the most scientific and efficient standards and equipment, the architects are working closely with members of the medical profession. Semi-private accommodations will be designed to insure comfort and privacy for patients, Mrs. Weiss said.

Ever since her husband's death,

[Continued on Page 2]

New Hospital Planned for North Side

(Story starts on page 1)



Architect's drawing of the proposed \$2,500,000 hospital building in the 4700 block Marine dr. between Louis A. Weiss Memorial hospital to be erected (Leland and Eastwood avs.)

REVEAL PLANS FOR HOSPITAL IN MARINE DR.

Set Building Cost at 2.5 Million

(Continued from first page)

Mrs. Weiss disclosed, she and her children have considered supporting a community project which not only would commemorate her late husband's name, but also would promote an agency for public good.

When Weiss was struck down with a heart attack, the family found difficulty in securing hospital accommodations, Mrs. Weiss said. After a study of the long waiting lists for hospital rooms and reports of hospital shortages, the family decided upon the hospital endowment, she added.

Mrs. Weiss has been joined in the project by several public spirited citizens, she said. They, too, share the Weiss opinion that a modern general hospital was among the city's major needs. These persons have pledged themselves to aid building, supporting, and maintenance of the proposed memorial.

Will Help Needy

In making her contribution in behalf of the foundation, Mrs. Weiss emphasized hospital facilities must be made available to the needy and persons of limited means. The extent of such aid must be progressively increased in accordance with the support given the hospital by community at large.

Negotiations now are under way, Mrs. Weiss announced, to associate the hospital's activities with those of the Chicago Medical school.

While each institution is to remain entirely independent in its administration, the purpose of this association is for the hospital to help advance high grade teaching standards.

Site for the proposed hospital has been purchased from the La Salle National bank as trustee.

WILL OPEN DRIVE FOR WILMETTE CONCERT SERIES

Fifth annual membership drive of the Wilmette Community Concert association will open with a campaign dinner at 6:30 p. m. tomorrow. About 165 volunteer workers are expected to attend at Wilmette Woman's club.

Membership for the 1951-52 concert season will be limited to about 1,500, seating capacity of Stadium theater where the concerts are held. Memberships will be accepted only during the drive. Five performances are planned. The drive will last thru Saturday.

Artists under discussion as possible choices include William Kapell, William Primrose, Marguerite

Piazza, Aldo Ciccolini, and the De Paur chorus.

Presiding at the dinner will be Mrs. William B. Browder, association president. The dinner was arranged by Miss Elizabeth Hoffman and Mrs. E. C. Weideman. Chairman of the campaign committee is Mrs. William H. Alexander. Karl Oldberg heads the artist selection committee.

Professor to Talk

"How to Survive with Junior" will be explained by Dr. Fritz Redl, professor of social work at Wayne university, Detroit, Mich., at a program in Highland Park High school auditorium at 8:15 p. m. tomorrow. The program, presented by the school and PTA group, is open to teachers and parents.

Gold-Flecked Cotton

our fabulous new sun lights

Be the golden girl, in beautiful exotic prints, straight out of the East. Shimmering colors shot with gold, in crisp stand-out cottons with an utterly new look you'll love. They're wonderful companions to a tan, look excitingly different at sun-down. And prettiest news of all . . . each is guaranteed washable!



4600

NORTH MARINE DRIVE

CHICAGO, IL

Confidential Offering Memorandum

A PREMIER REDEVELOPMENT OPPORTUNITY

CBRE



TABLE OF CONTENTS

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

ZONING

NEIGHBORHOOD

MULTIFAMILY OVERVIEW

BIDDING INSTRUCTIONS

CBRE

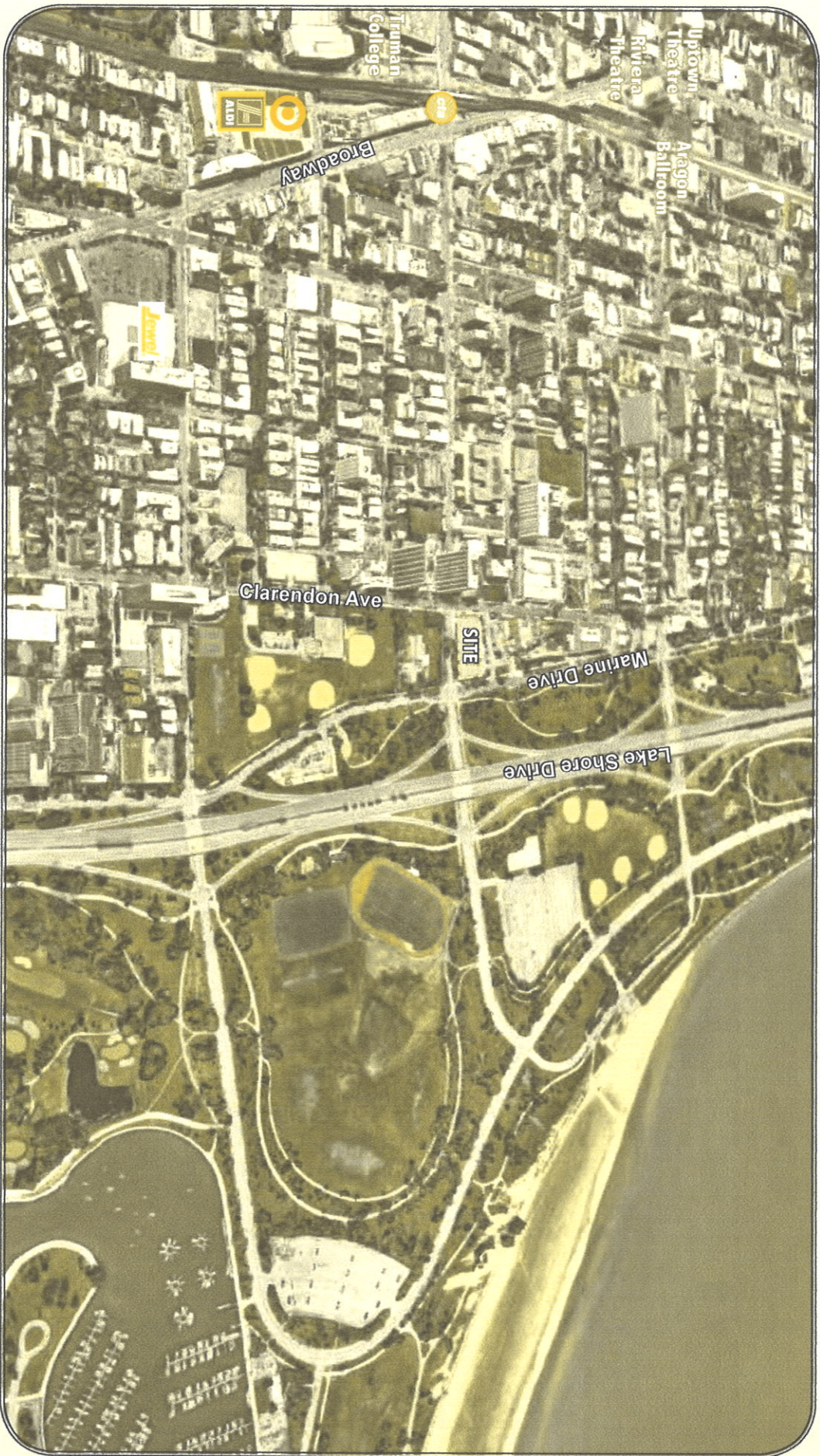
EXECUTIVE SUMMARY

CBRE

EXECUTIVE SUMMARY

Rare 43,088 SF development site located in the booming Uptown neighborhood with unobstructed views of Lake Michigan and laketrfront amenities.

Located at 4600 North Marine Drive, Chicago, Illinois this development site has easy access to Lakeshore Drive and minutes to downtown.



PROPERTY OVERVIEW

Location: 4600 North Marine Drive, Chicago, IL

Surface parking lot south of Weiss Memorial Hospital.

Land Size:

+/- 43,088 SF (Irregular approximately 295' X 150')

Zoning:

PD 37, Sub Area A-1

FAR:

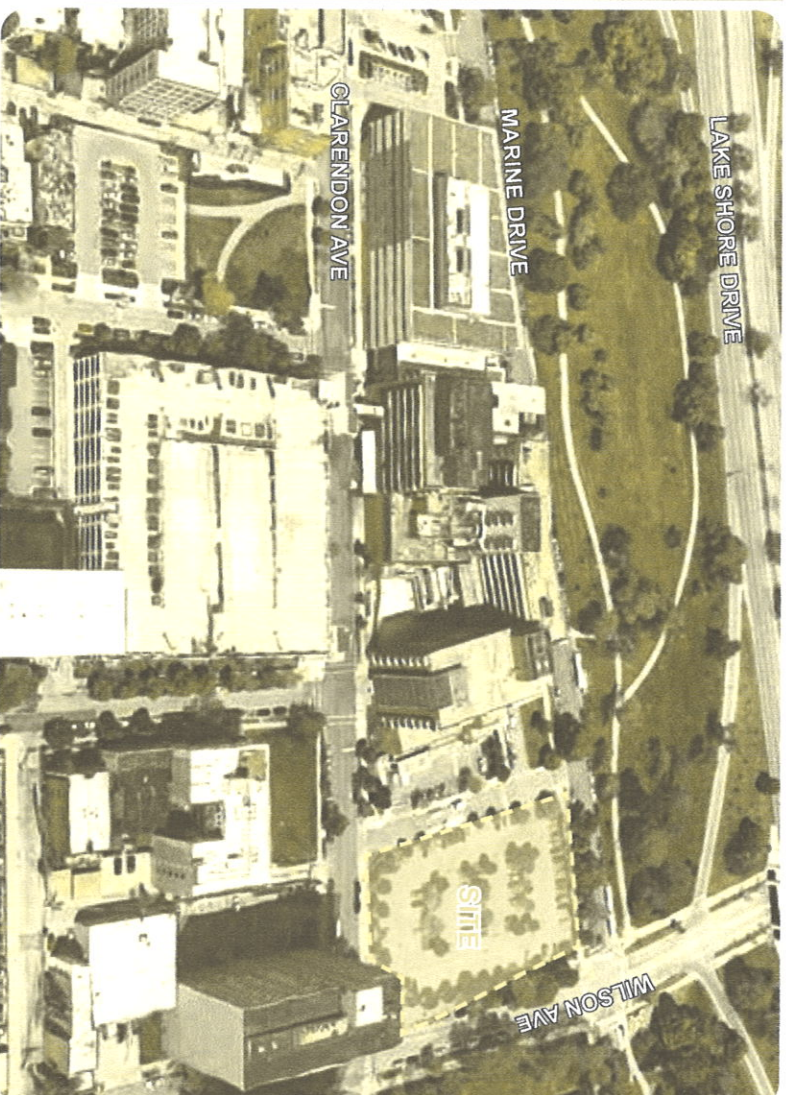
3.0

Ward/Alderman:

46th Ward, James Cappleman

Remaining buildable FAR: +/- 151,758 SF

- Residual FAR from Weiss Memorial Hospital will be transferred to surface parking lot.
- Seller will allow time for proper entitlements.



Bidding Instructions:

- Basic LOI's with all contingencies identified.
- Contact listing broker for all inquiries.
- Call for offers date will be announced.
- Relevant third party reports on property's website: www.4600northmarinedrive.com

Letter of Submittal:

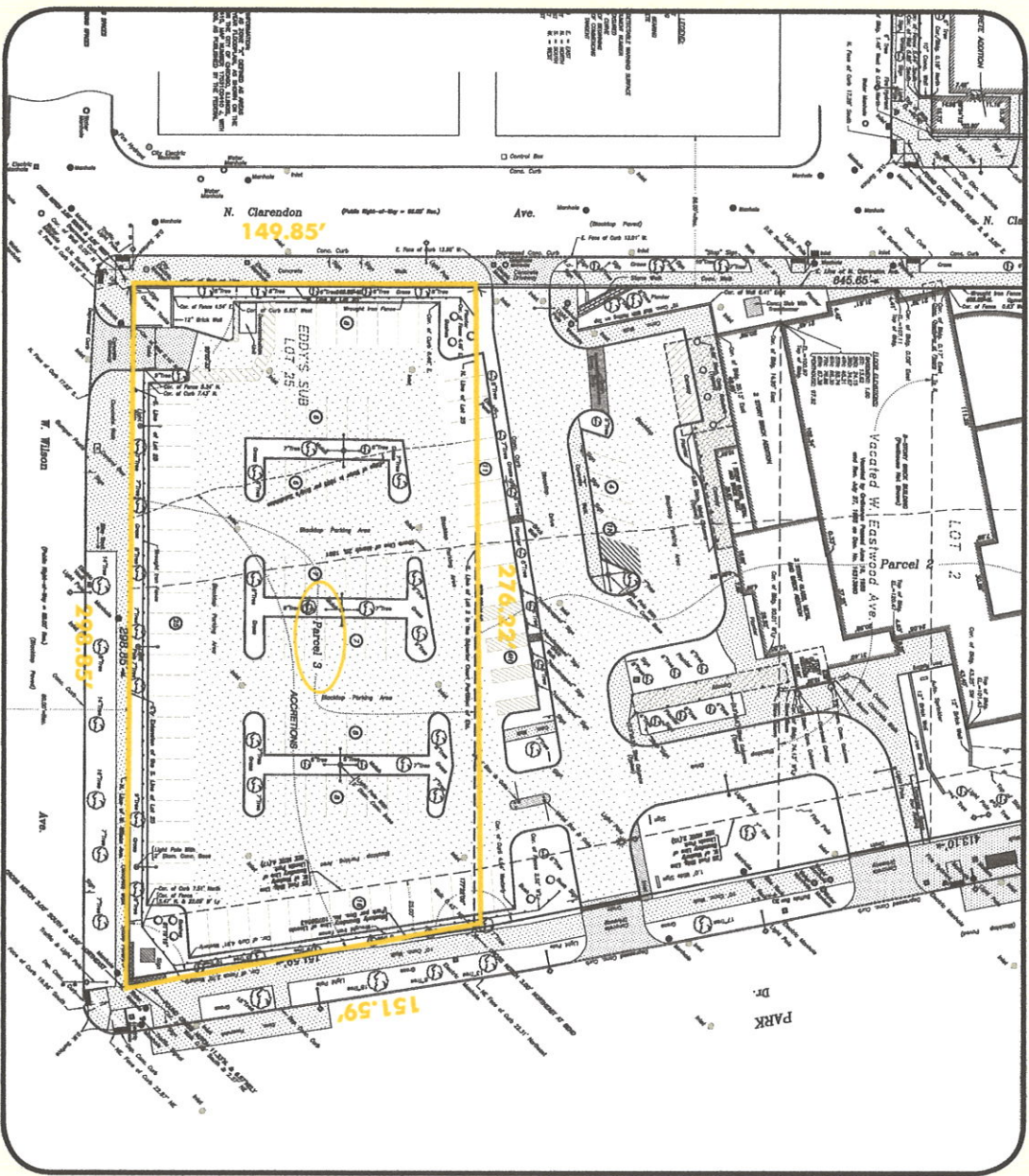
Marcello Campanini
Senior Vice President
CBRE, Inc.
321 North Clark Street, Suite 3400
Chicago, Illinois 60654
marcello.campanini@cbre.com

PROPERTY OVERVIEW



GREAT SETBACKS AND INCREDIBLE VIEWS

- Four sides of proper light and vent setbacks allows for flexibility in design.
- Incredible unobstructed park/lake views to the Northeast, East and South.
- Great Lakeshore Drive visibility.
- At almost an acre of land, good grocer or big box ground floor retail use.



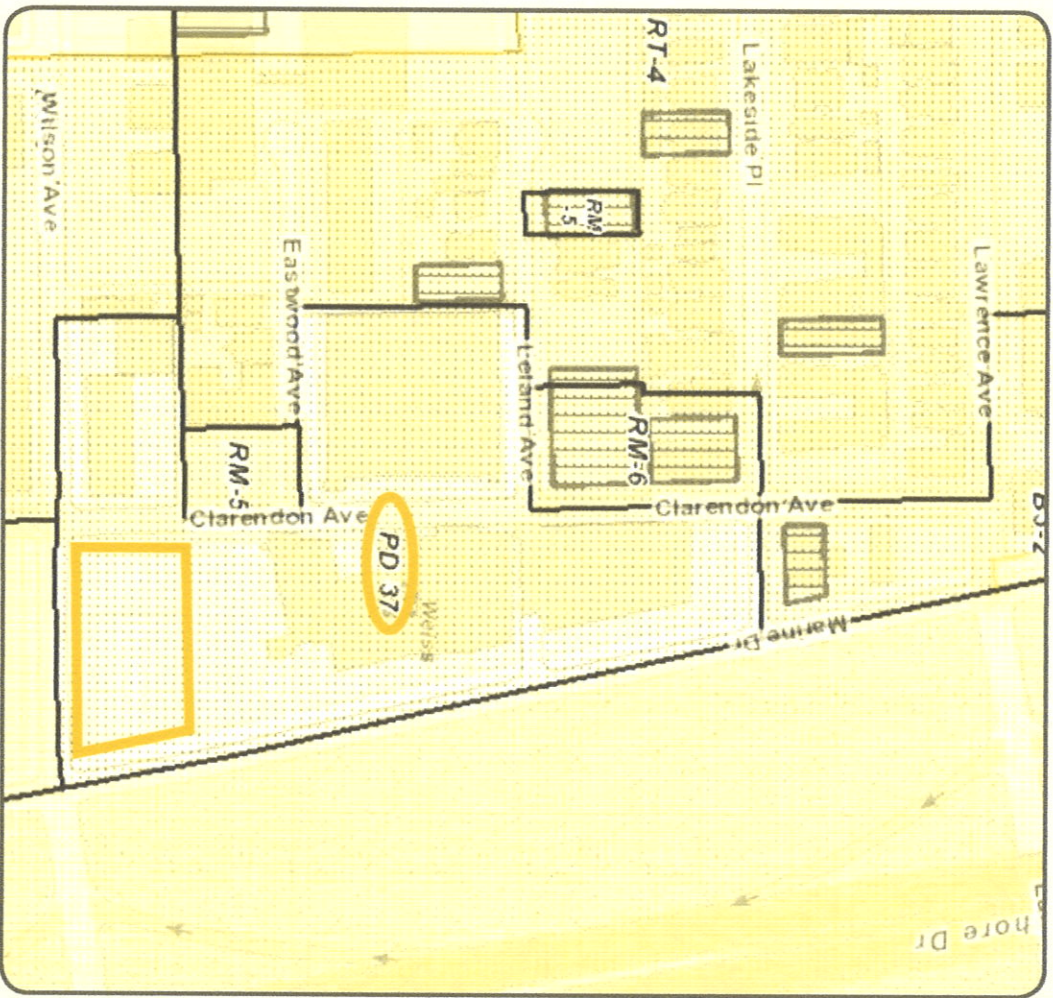
Visit property's website www.4600northmaindrive.com for relevant third party reports.



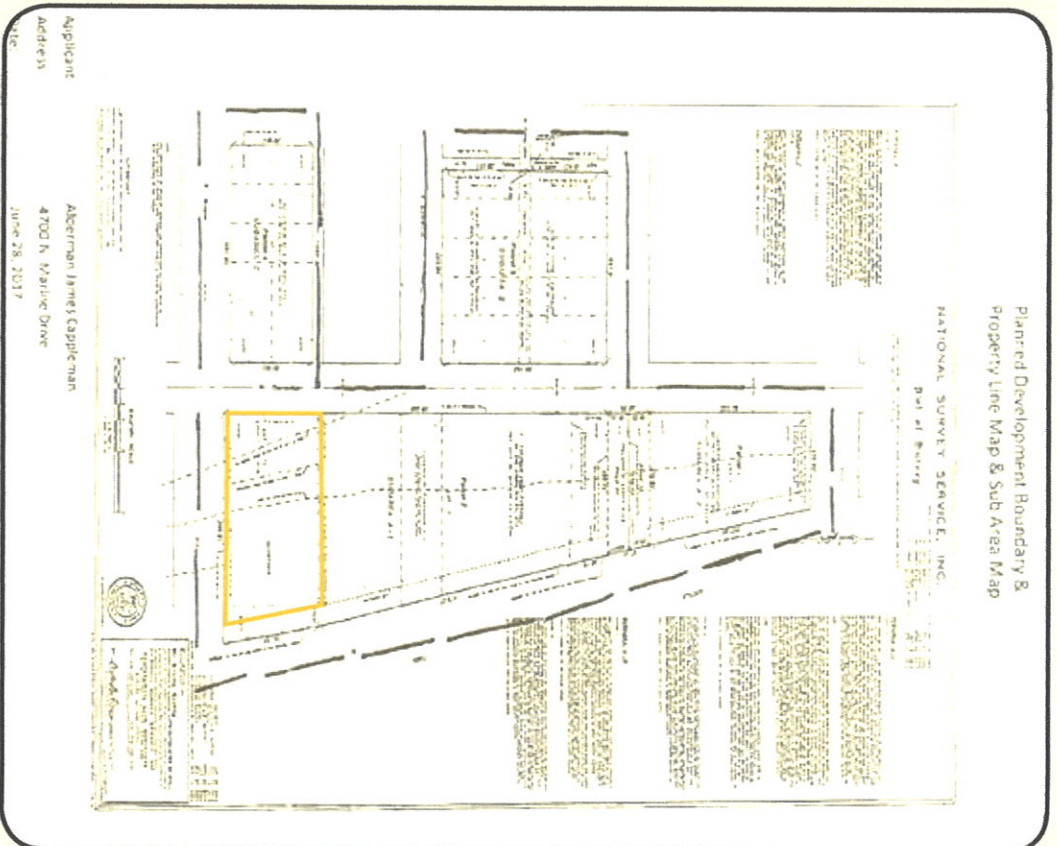
ZONING

CBRE

ZONING



ZONING MAP PD 37



Applicant
Address
Map

Albertman James Capplemann
4700 N. Marine Drive
June 28, 2017

SUBJECT IS LOCATED IN SUB-AREA A-1

ZONING

PD 37 Bulk Regulations & Data Table

10/11/2017	REPORTS OF COMMITTEES	58057	58058	JOURNAL--CITY COUNCIL--CHICAGO	10/11/2017
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:					
<i>Bulk Regulations And Data Table.</i>					
Gross Site Area:		352,684 square feet (8.11 acres)	Maximum Number of Hospital Beds:		373 beds permitted in Subarea A-1
Public Rights-of-Way:		54,433 square feet (1.24 acres)	Setbacks from Property Line:		In substantial conformance with the Site Plan for Subareas A, B, and C and Building Elevations for Subareas A and C
Net Site Area for Entire P.D.:		298,251 square feet (6.87 acres)	Minimum Number of Off-Street Parking Spaces:		92 spaces
Net Site Area by Subareas:			Subarea A-1:		17 spaces
Subarea A-1:		155,708 square feet	Subarea A-2:		779 (Hospital -- Subarea A-1) spaces**
Subarea A-2:		43,663 square feet	Subarea B:		193 (MOB -- Subarea A-2) spaces
Subarea B:		65,722 square feet (1.51 acres)	Subarea C:		9 (Subarea C) spaces
Subarea C:		33,158 square feet (0.76 acre)			29 spaces
Maximum Floor Area Ratio for Entire P.D.:		2.97	Minimum Number of Off-Street Loading Spaces:		
Maximum Floor Area by Subareas:			Subarea A-1:		2 (Hospital) spaces
Subarea A-1:		3.0 (Hospital)	Subarea A-2:		2 (MOB) spaces
Subarea A-2:		5.0 (MOB)	Subarea B:		0 spaces
Subarea B:		0.0	Subarea C:		2 spaces
Subarea C:		6.0	Maximum Building Height:		In substantial conformance with the attached Building Elevations
Allowed Uses:		See Statement 5			
Maximum Number of Dwelling Units:		150 units permitted in Subarea A-2			

* Includes nine (9) dwelling below the second floor and accessory uses.
 ** Ten (10) parking spaces were eliminated from the original P.D. and the existing P.D. will contain ten (10) non-accessory parking spaces for the 45th Ward residents with City issued permits.

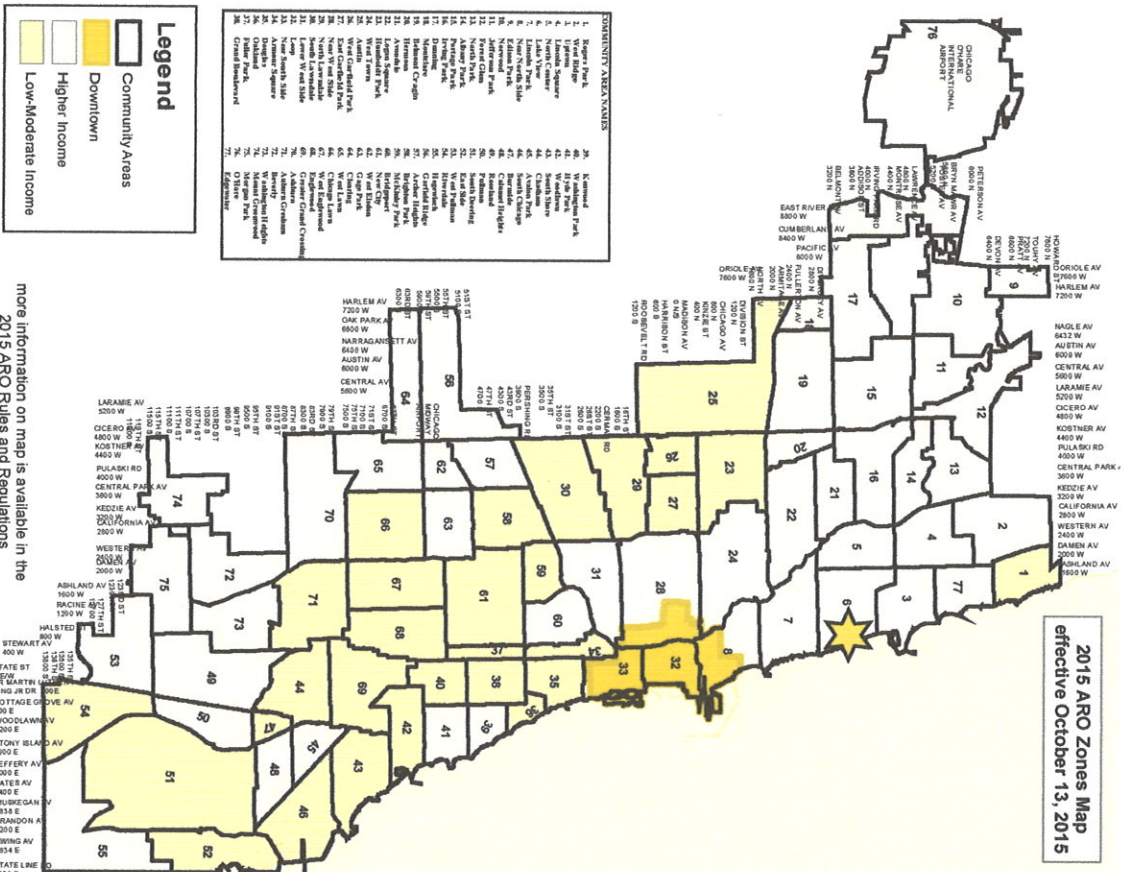
ZONING

Zoning Opinion Letter

We will put this on property's website.

ZONING

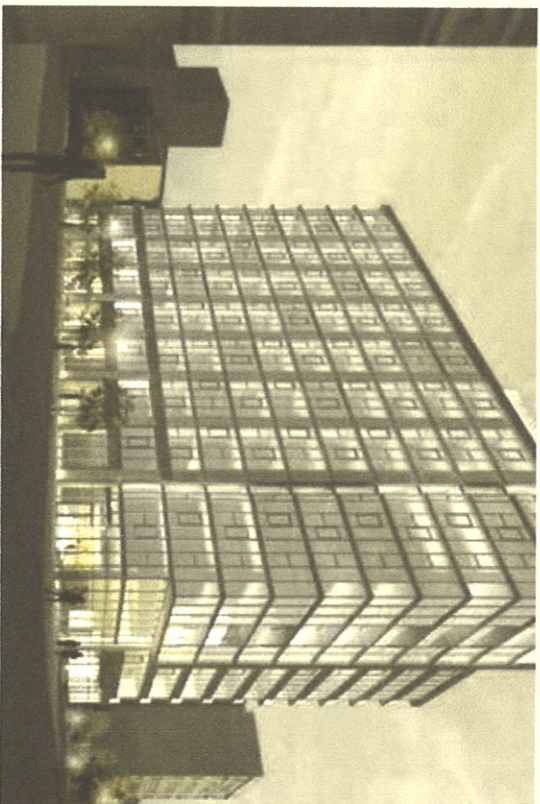
The Affordable Requirement Ordinance (ARO)



more information on map is available in the 2015 ARO Rules and Regulations

4600 NORTH MARINE DRIVE IS LOCATED IN "HIGHER INCOME" ZONE.

The impact of the 2019 ARO is \$130,534 per both multifamily unit and per residential condominium unit for "high income" district.



NEIGHBORHOOD

Steps from Uptown's Entertainment District

UPTOWN THEATRE'S \$75 MILLION RESTORATION WILL BEGIN NEXT SUMMER

CHICAGO TRIBUNE - MARCH 21, 2019

[HTTPS://WWW.CHICAGOTRIBUNE.COM/ENTERTAINMENT/THEATER/CT-ENT-UPTOWN-REHAB-PLANS-113-STORY.HTML](https://www.chicagotribune.com/entertainment/theater/ct-ent-uptown-rehab-plans-113-story.html)

The long-awaited, \$75 million restoration of the 93-year-old Uptown Theatre - among the highest profile historic rehabs in the city's history - will begin next summer, Chicago's Community Development Commission is to be told Tuesday.

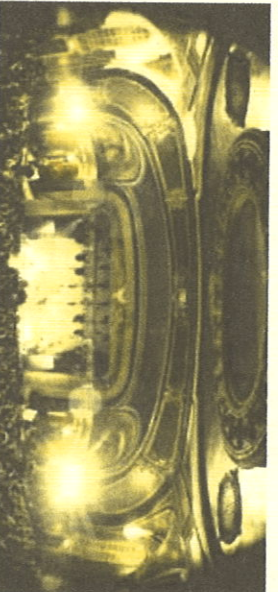
Along with approving the public financing elements of the restoration for partners Jam Productions and Farpoint Development, the commission - its members were appointed by Mayor Rahm Emanuel - also is expected to approve the sale (for \$1) of a 31,000-square-foot, city-owned parking lot at 1130 W. Lawrence Avenue in order to "support theater operations."



Uptown Theatre



Aragon



Riviera Theatre

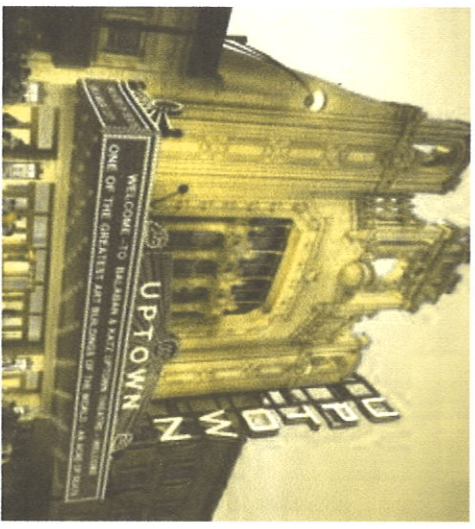


Green Mill

NEIGHBORHOOD

The subject property is located in the renowned Uptown/Edgewater Beach neighborhoods. This northside location is very established and enjoys access to Chicago's Lincoln Park lake front amenities.

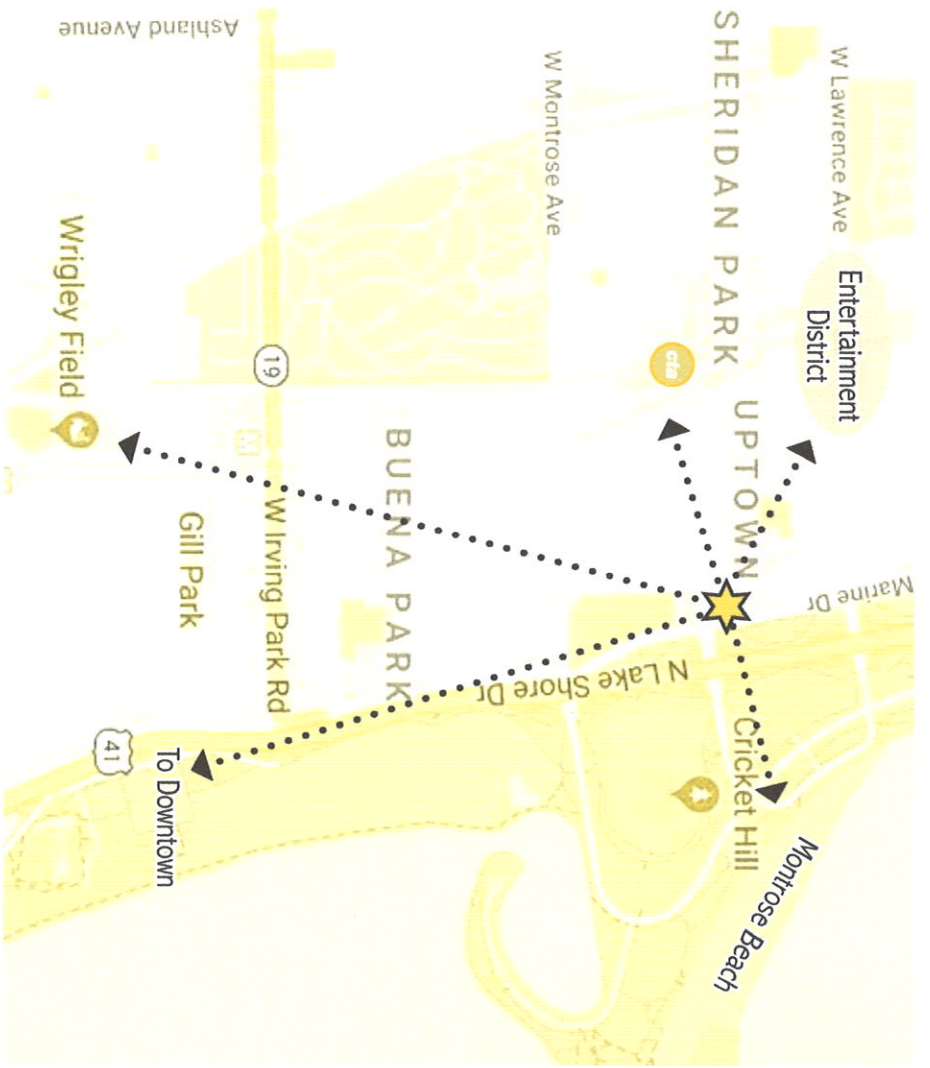
The dining scene is wide ranging. Just about every type of cuisine is covered in this mix of eclectic restaurants and local favorites. Just north of the subject, the neighborhood's nightlife scene includes the Entertainment District, fun nightclubs, upscale wine bars, and craft breweries.



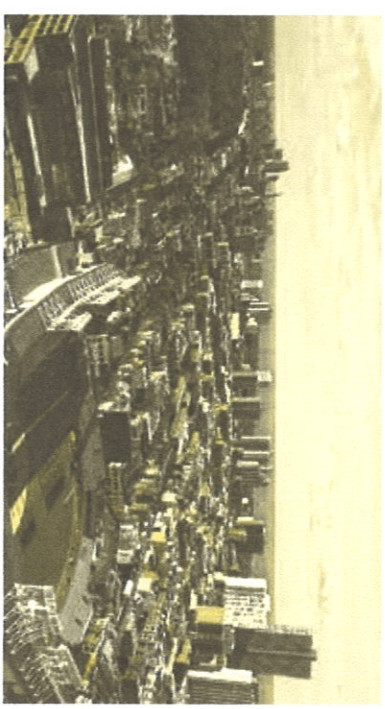
Entertainment District



Montrose Beach



Lakeview



Wrigley Field

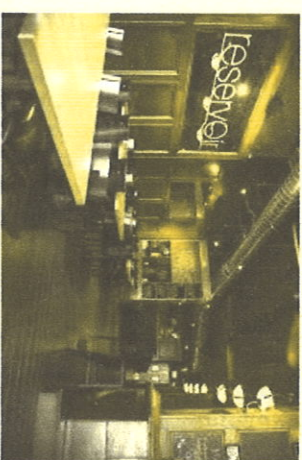
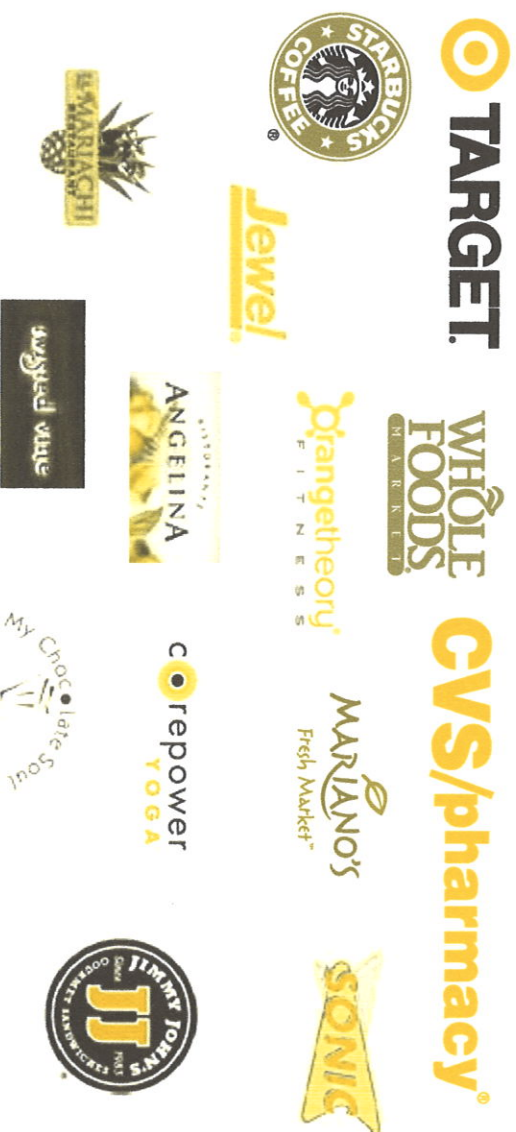
NEIGHBORHOOD

Nearby Amenities

The subject location has many nearby amenities and grocers to choose from. Whole Foods, Mariano's, Jewel, Aldi and Target all have locations nearby. Many local restaurants and bars pepper this neighborhood giving Uptown its own unique flavor.

National chains like Starbucks, Jimmy John's, McDonald's, Sonic Drive-Thru, Walgreen's, CVS, Core Power Yoga, Orange Theory Fitness etc., also call Uptown home.

Steps away from Montrose Beach and the outdoor bar/music venue of the Dock @ Montrose Beach with daily live music.



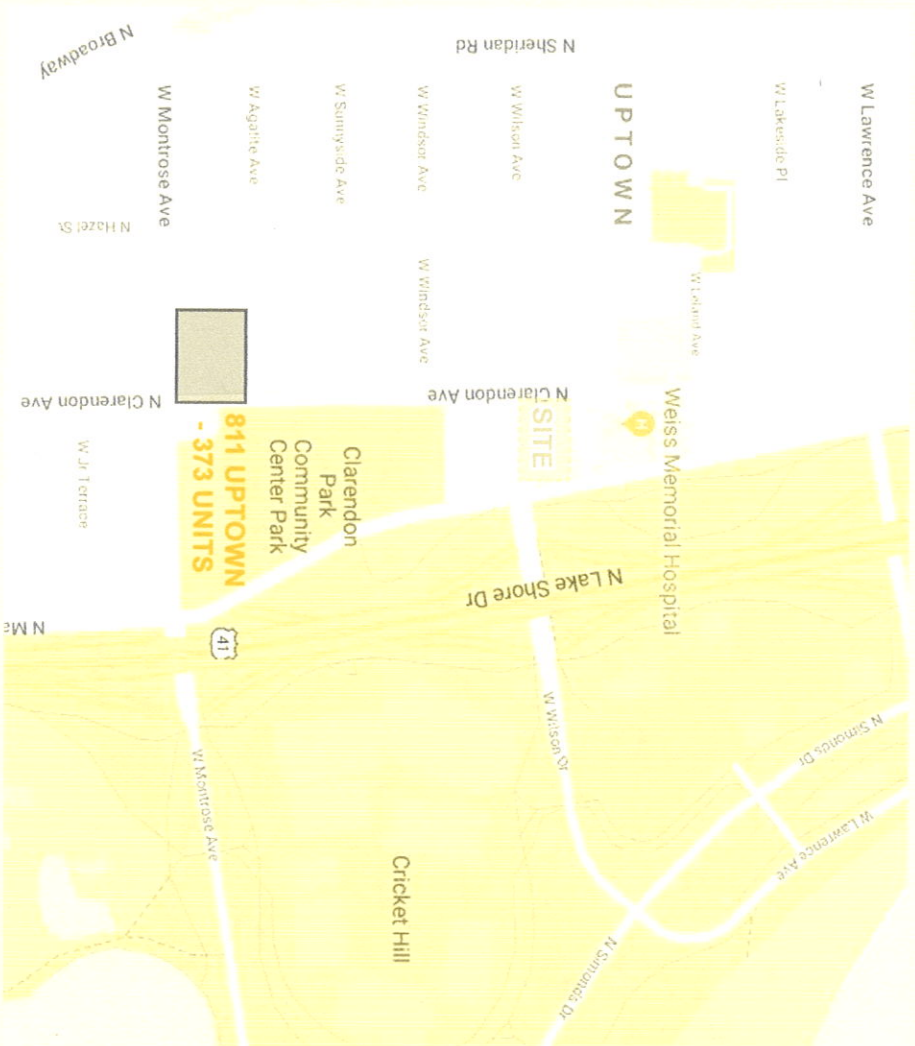


MULTIFAMILY OVERVIEW

CBRE

MULTIFAMILY OVERVIEW

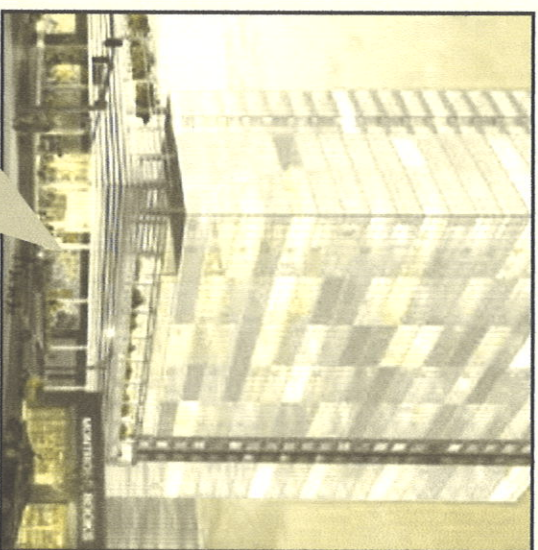
Case Study- 811 Uptown



Very high barriers to entry have made North side ground up developments along the lake front hard to source.

27-STORY UPTOWN APARTMENT TOWER SCORES FULL CONSTRUCTION PERMIT

CURBED CHICAGO - JUNE 20, 2017
[HTTPS://CHICAGO.CURBED.COM/2017/6/20/15837538/](https://chicago.curbed.com/2017/6/20/15837538/)
CHICAGO-CONSTRUCTION-EIGHT-ELEVEN-UPTOWN-APARTMENT-TOWER



The North Sides next lakefront high-rise has been cleared to keep climbing towards its 27-story final height. Known as Eight Eleven Uptown, the development landed a full, \$45 million construction permit yesterday. In the works for many years to replace the 3.4-acre vacant site of the old Cuneo Hospital - later home to Maryville Academy - at the corner of Montrose and Clarendon, the project received its first foundation permit back in February of this year.

MULTIFAMILY OVERVIEW

IT'S EDGEWATER AND UPTOWN'S TURN IN THE SPOTLIGHT

BISNOW - MARCH 20, 2019

[HTTPS://WWW.BISNOW.COM/CHICAGO/NEWS/MULTIFAMILY/ITS-EDGEWATER-AND-UPTOWNS-TURN-IN-THE-SPOTLIGHT-980877&UTM_SOURCE=OUTBOUND_PUB_50&UTM_CAMPAGN=OUTBOUND_ISSUE_1528&UTM_CONTENT=OUTBOUND_NEWSLETTER&UTM_MEDIUM=EMAIL](https://www.bisnow.com/chicago/news/multifamily/its-edgewater-and-uptowns-turn-in-the-spotlight-980877&utm_source=outbound_pub_50&utm_campaign=outbound_issue_1528&utm_content=outbound_newsletter&utm_medium=email)

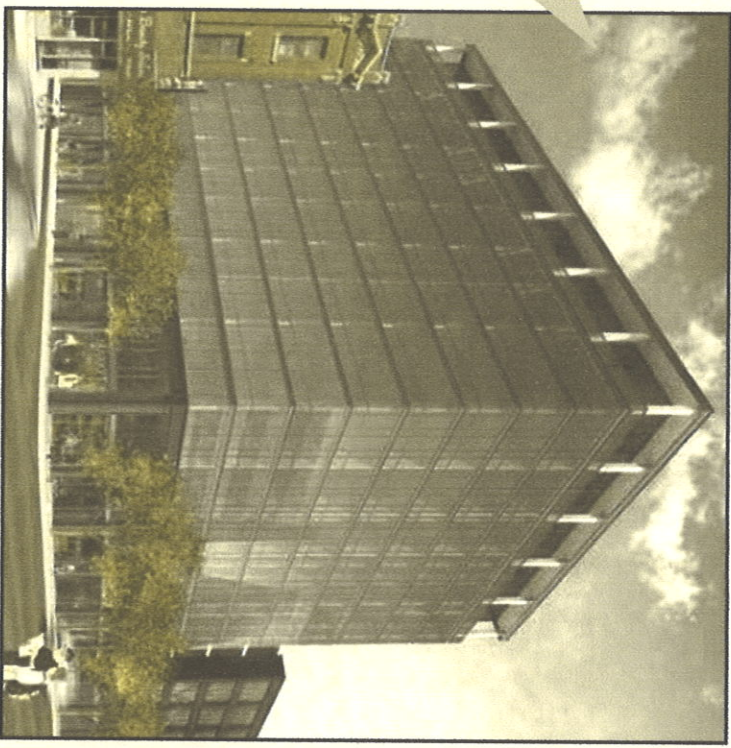
Multifamily construction will most likely hit a cyclical peak in the Chicago region during 2019. But after years of activity in the core, builders and investors increasingly look to Lakefront neighborhoods. Of these, Edgewater and Uptown now stand out, with escalating development and investment activity.

The area already had a couple of healthy pockets, such as Andersonville, but new renters and capital have now poured into the surrounding blocks.

In the aftermath of the recession, developers launched new rental projects throughout adjoining neighborhoods such as Ravenswood and Lincoln Square, where buildings usually leased up quickly.

"We've been developing in these neighborhoods for at least 10 years now, and we always took the long view that the great transportation and proximity to the lake made them viable," CEDARSt Cos. partner Alex Samoylovich said. "Even when economic times were hard, occupancy was extremely high, usually in the 97% range."

And with the city pouring capital into infrastructure improvements for the area, including a sparkling new theater district and a \$220M revitalization of the Chicago Transit Authority's Red Line, which ties the neighborhoods to the downtown and all its jobs, Samoylovich expects development to accelerate in the coming years.



5050 North Broadway New Multifamily Development

BIDDING INSTRUCTIONS

Location: 4600 North Marine Drive, Chicago, IL
Surface parking lot south of Weiss Memorial Hospital.

Land Size:

+/- 43,088 SF (Irregular approximately 295' X 150')

Zoning:

PD 37, Sub Area A-1

FAR:

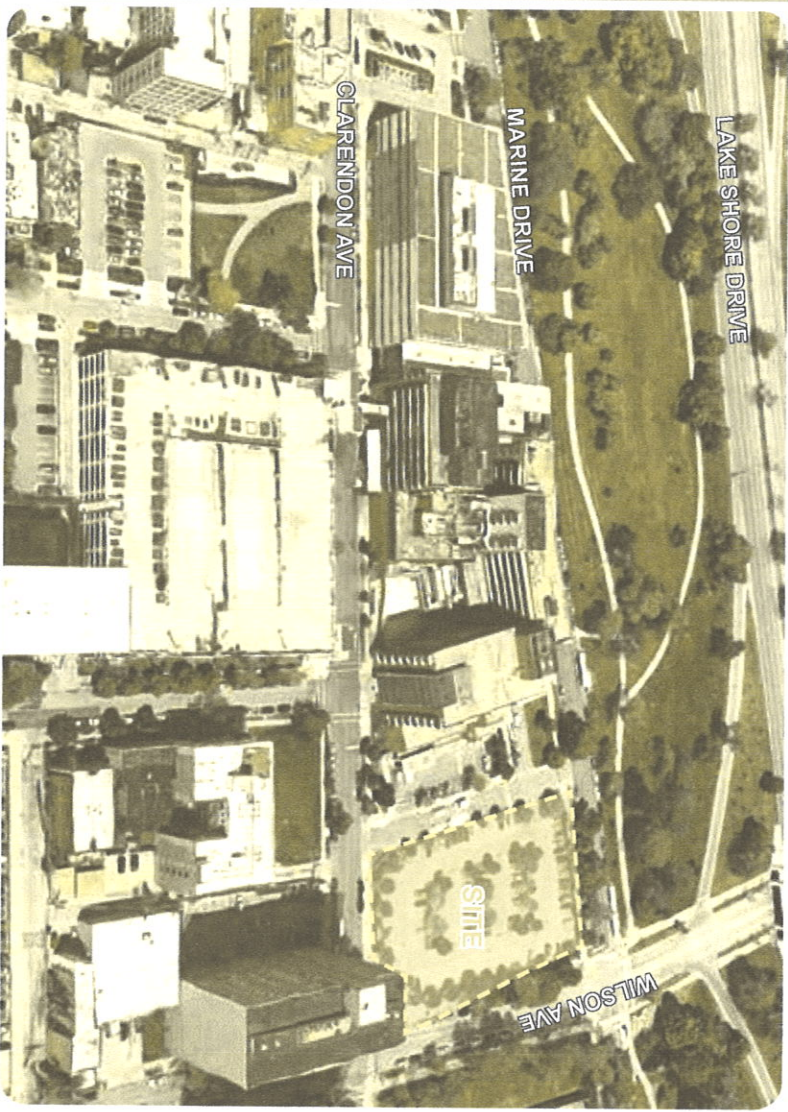
3.0

Ward/Alderman:

46th Ward, James Cappleman

Remaining buildable FAR: +/- 151,758 SF

- Residual FAR from Weiss Memorial Hospital will be transferred to surface parking lot.
- Seller will allow time for proper entitlements.



Bidding Instructions:

- Basic LOI's with all contingencies identified.
- Contact listing broker for all inquiries.
- Call for offers date will be announced.
- Relevant third party reports on property's website: www.4600northmarinedrive.com

Letter of Submittal:

Marcello Campanini
Senior Vice President
CBRE, Inc.
321 North Clark Street, Suite 3400
Chicago, Illinois 60654
marcello.campanini@cbre.com

EXCLUSIVE AGENT:

MARCELLO CAMPANINI

Senior Vice President

marcello.campanini@cbre.com

+1 312 297 7635

CBRE

© CBRE © 2019 All Rights Reserved. All information included in this letter/proposal pertaining to CBRE, Inc.—including but not limited to its operations, employees, technology and clients—is proprietary and confidential and supplied with the understanding that such information will be held in confidence and not disclosed to any third party without CBRE's prior written consent. This letter/proposal is intended solely as a preliminary expression of general intentions, is for discussion purposes only, and does not create any agreement or obligation by CBRE to negotiate or continue negotiations. CBRE shall have no contractual obligation with respect to the matters referred to herein unless and until a definitive, fully-executed agreement has been delivered by the parties. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.



NEIGHBORHOOD

CBRE

Testimony to the Chicago Planning Commission Re:
The Proposed Development at 4600 N. Marine
Drive – July 15, 2021

My name is Paul Siegel. I have lived and been active in the Uptown community since 1972. For identification purposes, I am a founding member of Northside Action for Justice, Vice-President of the Voice of the People's Board of Directors, and active with the People's Response Network. I have a PhD in American history from UIC where I did extensive research and a dissertation on the history of the Uptown community.

I am here to call upon the Chicago Planning Commission not to approve the proposed development for the 4600 block of N. Marine Drive. As I understand it, the development comes before the CPC because it falls under the Lakefront Protection Ordinance and because it is considered a Planned Development.

I wish to suggest that the lakefront and this proposed lakefront development must be viewed in relation to the whole Uptown community and the circumstances surrounding this proposal. In particular:

1. The land has been part of Weiss Hospital, which has been part of the Uptown community for some 70 years. Weiss has been purchased by a company with a history of taking over community hospitals and closing them. The placing of unaffordable luxury housing on that land can only encourage the ultimate loss of this needed community resource.
2. Uptown has a long history as a racially diverse community in what has been a highly segregated city, and as a refuge for people displaced by economic and geopolitical forces both within Chicago and elsewhere in the country and the world. This has been, and continues to be, a profoundly needed socio-economic function. Uptown's racially diverse

low-income residents have forged a community that has played a positive role in the life of this City. This is a history and a cultural phenomenon that is very worthy indeed of preservation.

3. In the last few decades, gentrification has spun out of control, greatly undermining Uptown's historic role. We have seen high density unaffordable housing squeezed into virtually every inch of available space – where there once was a hospital, where there once was a restaurant, where there once was a public school etc. And now we are to see it directly on the lakefront, where there was a hospital parking lot.

4. Thousands of units of low-income housing in Uptown have been lost and not replaced. As a result, this racially diverse area is becoming more segregated and less and less affordable.

5. As a consequence of the pandemic, the crisis for many low-income renters has worsened – in Uptown, in Chicago and elsewhere.
6. To continue countenancing unaffordable development in Uptown in the face of this crisis, to fail to promote development that will preserve Uptown's multiracial character as a refuge for the displaced, is the height of irresponsibility. It will be profitable for some developers but will add nothing positive to the life of the community, to the preservation of the lakefront as a place accessible to people of all races and incomes, and will add nothing to the preservation of badly needed health services.
7. I have seen the visual images of the proposed development. They only bring home to me the obvious fact that it would clearly add to congestion and crowding and would not add anything to the natural beauty of the lakefront.

Surely, we can do better than this. And surely the CPC will agree that in the current context the goals of:

promot[ing] and protect[ing] the health, safety, comfort, convenience and the general welfare of the people;

[and of] restrict[ing] and regulat[ing] development and construction in the Lakefront Protection District;

will be best served by defeating this ill-conceived proposal.



4413 North Sheridan | Chicago, Illinois 60640
Phone: 773.769.1411 | Fax: 773.769.2224
www.uplcchicago.org

July 14, 2021

City of Chicago
Department of Planning and Development
City Hall, 121 N. LaSalle St.
Room 1000
Chicago, IL 60602

RE: UPLC's Opposition to the Proposal for 4600 N. Marine Drive, Chicago, IL 60640

Dear Members of the Chicago Plan Commission,

For over 40 years, Uptown People's Law Center has served the community of Uptown as a local legal aid organization.¹ We specialize in representing low-income renters from illegal evictions and poor housing conditions. Protecting Uptown tenants from the adverse effects of gentrification lies at the heart of our organization's mission.

We respectfully call on the Chicago Plan Commission to deny or postpone consideration of the development proposed for the Weiss Memorial Hospital parking lot, located at 4600 N. Marine Drive, Chicago, IL 60640. The City of Chicago should not take this application at face value. The fast-tracked nature of this proposal has resulted in an incomplete picture of how this development will impact our community and our low-income tenant population in particular. For

¹ Uptown People's Law Center, www.uplcchicago.org (last visited July 14, 2021).

the reasons that follow, UPLC calls on the Plan Commission to deny approval of the proposal for 4600 N. Marine Drive, or in the alternative to postpone any decision until the Commission obtains a more detailed and complete examination of the impact that this development will have on the community.

1. The proposed development is not in the interests of Uptown’s low-income population and threatens to further gentrify the neighborhood while displacing low-income renters from Northside lakefront living.

In a letter to residents of the 46th Ward, where this development is located, Alderman Cappleman stated:

[M]y job as alderperson is to look at the big picture of affordable housing in our ward, especially housing for those who are living on the streets or who are at high risk for experiencing homelessness.²

Despite this admitted shortage of low-cost housing in the 46th Ward, the development proposed for the Weiss Hospital parking lot adds virtually no low-cost housing to the neighborhood. On the contrary, the proposed development will increase the pressure to eliminate what little privately owned low-cost housing still exists, particularly in the census tracts contiguous to the proposed site, which are among the few that are still majority-minority and majority-low income in Chicago’s Northside.

The Plan Commission should deny the proposal because it will harm Uptown’s working class and low-income residents. The Plan Commission is empowered to deny approval on this basis under the Lake Michigan and Chicago Lakefront Protection Ordinance, which calls for developments near the Lakefront to support Lakefront goals, including “to promote and protect the health, safety, comfort, convenience and general welfare of the people, and to conserve our

² Response to LANA from Alderman James Cappleman (June 30, 2021), <https://www.james46.org/wp-content/uploads/2021/07/Response-to-LANA-June-30-2021.pdf> (last visited July 14, 2021).

natural resources.”³ The Plan Commission also has purview under the Chicago Zoning Ordinance’s review and decision-making criteria for Planned Developments, which calls for consideration of “whether the proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale.”⁴

The proposal submitted by Lincoln Property Company exemplifies the challenge in Uptown. Our community is facing a tremendous wave of high-end real estate interest and construction—much of it concentrated on Wilson Avenue in the three blocks west of this proposed development (see Table 1).⁵ Uptown was once the most racially and economically diverse neighborhood of Chicago with a significant supply of affordable housing options.⁶ Today, housing costs are on the rise, luxury units are rapidly replacing affordable ones, and Uptown’s reputation for diversity is transforming into a reputation for density.⁷

Development projects like the one proposed for 4600 N. Marine Drive are causing low-income families to leave Uptown. Arguments exist that more housing development in the face of high demand is essential to preventing a rise in housing prices, but this is true only if the development includes a significant number of low-cost units. Otherwise, developments (including this one) drive up surrounding property values and thus taxes, forcing owners of nearby buildings to increase rents and prompting landlords to renovate to follow market trends.⁸

³ Chicago, Ill., Mun. Code § 6-4-030(b).

⁴ Chicago, Ill., Mun. Code § 17-13-0609-B.

⁵ Scott Klocksins, *How Can Uptown Hold On To Its Affordability?*, Curbed Chicago (Apr. 27, 2020, 9:00 AM), <https://chicago.curbed.com/2020/4/27/21235138/uptown-affordable-housing-luxury-developer>.

⁶ Margaret Lyons, *Study Says Uptown Chicago’s Most Diverse Neighborhood*, Chicagoist (July 14, 2008, 6:36 PM), https://chicagoist.com/2008/07/14/study_says_uptown_chicagos_most_div.php.

⁷ *What Are The Current Real Estate Market Conditions In Uptown, Sheridan Park, And Andersonville?*, RealGroup (May 13, 2021), <https://www.realgroupre.com/blog/203-real-estate-conditions-uptown-sheridan-park-andersonville.html>.

⁸ *Gentrification And Neighborhood Revitalization: What’s The Difference?*, National Low Income Housing Coalition (Apr. 5, 2019), <https://nlihc.org/resource/gentrification-and-neighborhood-revitalization-whats-difference> (last visited July 14, 2021).

A deficient supply of affordable units restricts the size of lower-income and working-class populations in the neighborhood. Displacement pressures also arise when luxury development replaces cultural landmarks and social service organizations.⁹

# of Units	Address	# of Units	Address
344	1020 W. Lawrence Ave.	150	Wilson Ave. and Sheridan Rd.
176	4753 N. Broadway Ave.	32	4447 N. Hazel St.
80	1039 W. Lawrence Ave.	381	811 W. Agatite Ave.
48	2405 W. Hutchinson St.	73	835 W. Wilson Ave.
76	1124 W. Wilson Ave.	86	Kenmore Ave. and Wilson Ave.
197	4601 N. Broadway Ave.	84	4750 N. Winthrop Ave.
64	4525 N. Kenmore Ave.	30	4714 N. Sheridan Rd.
33	4444 N. Sheridan Rd.	59	4501 N. Sheridan Rd.
144	1030 W. Sunnyside Rd.	142	4555 N. Sheridan Rd.
Total: 2,199 New Residential Units Recently Added to Uptown			

The result is the disappearance of working class and low-income families from Uptown. This economic change also takes a toll on racial demographics in the neighborhood. Between 2000 and 2016, for example, Uptown saw a 20% drop in its Black population, a 35% drop in its Asian population, and a 45% drop in its Hispanic population—all coinciding with a 12% increase in the neighborhood’s white population.¹⁰ The economic change also makes Uptown a less welcoming place for immigrants to live.¹¹ Preserving and expanding on our affordable housing supply previously made Uptown a destination for immigrant families whose journeys and backgrounds often involved financial hardship. Building more luxury housing while the

⁹ *Id.*

¹⁰ *Supra* note 5.

¹¹ HUD User, *Using Housing Affordability as a Key to Preserving Diversity Along the North Branch of the Chicago River*, U.S. Dept. of Housing and Urban Dev., <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-100719.html> (last visited July 14, 2021).

neighborhood loses affordable units will make it harder for immigrant families to settle or stay in Uptown.

Despite the rapid economic and demographic changes in Uptown, the immediate vicinity of the proposed site still serves as home to a highly diverse low-income population. While the proposed site is bordered by parkland and a hospital to the north, the south, and the east, the two westward census tracts are among the last in Chicago's Northside that remain majority-nonwhite and majority-low income. Directly west of the proposed site is census tract 315.01 of Cook County, where 61% of people earn less than \$50,000 annually and 37.5% of people live below the poverty line (roughly double the rate in Chicago).¹² The population is 36% White, 31% Black, 17% Asian, and 14% Hispanic.¹³ Southwest of the proposed site is census tract 315.02 of Cook County, where 66% of people earn less than \$50,000 annually and 32.2% of people live below the poverty line (more than 1.5 times the rate in Chicago).¹⁴ The population is 37% Black, 35% White, 22% Hispanic, and 3% Asian.¹⁵ In both census tracts, over 80% of occupied units are renter-occupied, and 96% of the structures are multi-unit housing.¹⁶

Reviewing these numbers is useful because these populations could eventually face displacement with the influx of luxury units in the surrounding area. As with other census tracts in Chicago's Northside and even in Uptown, these census tracts could soon shift toward higher-end living and majority-white demographics. Developers, housing providers, and local businesses will look to accommodate a demand for luxury living by the lakefront. The resulting

¹² *Census Tract 315.01, Cook, IL*, Census Reporter, <https://censusreporter.org/profiles/14000US17031031501-census-tract-31501-cook-il/> (last visited July 14, 2021).

¹³ *Id.*

¹⁴ *Census Tract 315.02, Cook, IL*, Census Reporter, <https://censusreporter.org/profiles/14000US17031031502-census-tract-31502-cook-il/> (last visited July 14, 2021).

¹⁵ *Id.*

¹⁶ *Supra* notes 12, 14.

changes in the community will not be from the economic mobility of the existing population, but rather from their displacement. The most direct way to prevent these effects is to build more affordable housing and limit the influx of high-end development.

The Plan Commission should therefore view this proposal with a racial equity lens and contemplate how land use impacts citywide racial segregation. The Chicago Housing Commission has launched a campaign to promote affordable housing development across the city, breaking a well-documented pattern of concentrating affordable units in high-poverty, majority Black neighborhoods.¹⁷ For the Housing Commission and the City of Chicago as a whole to accomplish desegregation and promote inclusivity in every neighborhood, the Plan Commission should incorporate these issues in its review of land use considerations for Planned Developments.

To be sure, the parking lot as it sits today is not serving Uptown's low-income population. We do not suggest in this testimony that preserving this parking lot is critical to our neighborhood's future. The problem is that of all the potential uses for the land, the proposal advanced is one for high-end housing. The proposal offers barely any units reserved for affordable pricing, and while the project will dedicate funds toward affordable unit creation elsewhere in the area via Sarah's Circle, those units are not dependent on funding from this project. The overall impact of this proposal will be to hasten an already fast-paced trend toward luxury residential living in our neighborhood. These effects conflict with the neighborhood's history as an affordable and well-integrated place to live in Chicago's Northside. The Plan

¹⁷ Safia Samee Ali, *How Chicago's Affordable Housing System Perpetuates City's Long History Of Segregation*, NBC News (Apr. 6, 2021, 8:17 AM), <https://www.nbcnews.com/news/us-news/how-chicago-s-affordable-housing-system-perpetuates-city-s-long-n1262119> (last visited July 14, 2021).

Commission should exercise discretion in denying the Planned Development application for this project.

The Plan Commission should also determine that the proposal is against the aims of the Lakefront Protection Ordinance. Over time, developments of this kind will winnow the accessibility of the lakefront for lower-income families in Chicago. Lakefront parks, playgrounds and beaches, as well as the health and wellness benefits of living near these large green spaces, will be most readily available to those who can afford high-end housing within walking distance of the shoreline. This trend is taking place across the Northside of Chicago. We must eventually confront the reality that our public goods are being turned into market-driven amenities.

2. The application does not provide sufficient assurance that the proposed development will comply with the environmental and ecological goals of the Lakefront Protection Ordinance.

The Plan Commission should deny the proposal for 4600 N. Marine Drive because the applicant has not satisfied the requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance. The LPO application for the proposal asks the City of Chicago and the neighborhood of Uptown to take a leap of faith without any data, documentation, or impact studies behind the applicant's certification of compliance with the law.

The proposed development comes at a time where rigorous environmental assessments are essential to the safety of our city. Chicago is experiencing a changing climate, worsening levels of pollution, and erosion of our shoreline.¹⁸ While it may be standard practice to require

¹⁸ Quinn Myers, *Climate Change vs. Chicago: NYT Article Shows City's Vulnerabilities*, WTTW News (July 12, 2021, 7:10 PM), <https://news.wttw.com/2021/07/12/nyt-article-dan-egan-chicago-vulnerabilities-climate-change>; Katie Pyzyk, *After The Flood: How Chicago Is Coping With The Effects Of Climate Change*, MPR News (Apr. 22, 2020, 3:45 PM), <https://www.mprnews.org/story/2020/04/22/after-the-flood-how-chicago-is-coping-with-the-effects-of-climate-change>; *New Report: Chicago Now Ranked 18th Most Polluted City In The U.S.*, American Lung Association (Jan. 30, 2019), <https://www.lung.org/media/press-releases/new-report-chicago-now> (last visited July

merely an LPO certification statement from an applicant, our current situation requires more. It is not enough for Lincoln Property Company to simply state that the proposal fulfills the goals of the Ordinance and the Fourteen Basic Policies of the 1973 Lakefront Plan of Chicago. To satisfy the requirements of the Ordinance, the applicant should produce more information on how the proposal will advance these goals and policies.

The site of the proposal is a precarious spot for this development. The ground below the parking lot used to be Clarendon Beach, which means the construction could have unknown subterranean effects and even contribute to seed and sediment displacement.¹⁹ The influence of these potential effects on local ecosystems in the park and lakefront remains unclear. The delicate nature of this site underscores the need for the Plan Commission to demand more information from the applicant.

Even more concerning are the effects of the building itself. According to the U.S. EPA, buildings pose major environmental costs in terms of energy use and electricity consumption, water consumption, waste production, carbon dioxide and other pollutant emissions, and even impacts on local air temperatures and wind currents.²⁰ This level of detail is not unprecedented in a lakefront application. The Bronzeville Lakefront application for 31st and Cottage Grove Ave.

14, 2021); Quinn Myers, *How A Spike In Poor Air Quality Is Impacting Chicago's Most Polluted Neighborhoods*, WTTW News (July 9, 2020, 7:54 PM), <https://news.wttw.com/2020/07/09/how-spike-poor-air-quality-impacting-chicago-s-most-polluted-neighborhoods>; *Coastal Erosion Of Southern Lake Michigan*, U.S. Geological Survey, <https://pubs.usgs.gov/fs/lake-michigan/> (last visited July 14, 2021); Cheryl Scott & Marissa Isang, *So Great, So Fragile: Great Lakes Shorelines Eroded, Washed Away After Years Of High Water Levels*, ABC News (Dec. 1, 2020), <https://abc7chicago.com/great-lakes-lake-michigan-erosion-chicago-lakefront/8418787/> (last visited July 14, 2021).

¹⁹ Weiss Memorial Hospital, *Our History*, <https://www.weisshospital.com/about-us/our-history/> (last visited July 14, 2021).

²⁰ U.S. Environmental Protection Agency, *Archive: Buildings And Their Impact On The Environment: A Statistical Study* <https://archive.epa.gov/greenbuilding/web/pdf/gbstats.pdf>

from February 2020 provided detailed reviews of sustainability, water, and energy use.²¹ The proposal for 4600 N. Marine Drive pales in comparison.

Unfortunately, Lincoln Property Company has not generated meaningful data to address these wide-ranging issues, despite ample time to conduct studies and multiple meetings with community members. The applicant conducted a storm water management assessment and a shadow study. However, the shadow study did not include an actual review of the impact of the shadows.²² The developer's depictions show a large swath of the adjacent Lincoln Park falling under the shadow and losing sunlight for large portions of the day as a consequence of this building.²³ The absence of an impact analysis is therefore problematic, particularly since the area is a known home to many special and delicate plant species.²⁴

Another significant concern is the safety risks posed by this building on local bird populations. 4600 N. Marine Drive is located less than one mile west of Montrose Point Bird Sanctuary (also known as "the Magic Hedge").²⁵ The officially designated and nationally acclaimed sanctuary is a source of great interest and pride for our community. Birds travel annually from as far as the southern tip of South America to this very location.²⁶ Despite the importance of the Magic Hedge to our neighborhood, the proposed development does not

²¹ Chicago Plan Commission, *Bronzeville Lakefront* (Feb. 18, 2020), https://www.chicago.gov/content/dam/city/depts/dcd/general/mega/bronzeville_lakefront_draft_cpc_pres.pdf (last visited July 14, 2021).

²² 4600 N. Marine Drive Shadow Study (Apr. 26, 2021), James46.org, <https://www.james46.org/wp-content/uploads/2021/05/2021.04.26-Shadow-Study.pdf> (last visited July 14, 2021).

²³ *Id.*

²⁴ Lincoln Park Zoo, *Plants & Gardens*, <https://www.lpzoo.org/animals-gardens/plants-gardens/> (last visited July 14, 2021).

²⁵ Jay Risk, *The Magic Hedge*, Classic Chicago Magazine (posted in Current by Kay Whitfield, May 20, 2018), <https://www.classicchicagomagazine.com/the-magic-hedge/> (last visited July 14, 2021); *see also* Chicago Park District, *Lincoln Park – Montrose Point Bird Sanctuary*, <https://www.chicagoparkdistrict.com/parks-facilities/lincoln-park-montrose-point-bird-sanctuary> (last visited July 14, 2021).

²⁶ *Id.*

provide adequate assurance of safety for the birds. The proposed building will follow a glass-and-steel aesthetic that conflicts with local architectural styles and more importantly threatens the local bird population. In response to community pressure, the developer has only offered to use bird-safe glass only for the glass-encased stair tower but has not committed to take the same measures for the glass balconies.²⁷

The final point to be made about the LPO application is the proposed development's proximity to historical preservation sites. As part of a federally required Historical Resources Survey in preparation for renovations of du Sable Lake Shore Drive, Weiss Memorial Hospital and several other buildings are listed for historical preservation.²⁸ Commencement of a significant construction project in the immediate vicinity of historical structures may impact the ongoing survey of historical preservation sites and disrupt progress toward the federally funded renovation of North du Sable Lake Shore Drive. Besides that, the Lakefront Protection Ordinance calls for maintenance of historical characteristics in the vicinity of the lakefront.²⁹ Thus, the need for more information from the applicant is high. The Plan Commission should demand more information before granting an easy approval to the LPO application.

²⁷ City of Chicago Dept. of Planning & Development, *4600 Marine Drive 27*, https://www.chicago.gov/content/dam/city/depts/zlup/Planning_and_Policy/Agendas/cpc_materials/07_2021/4600%20Marine%20Dr_CPC%20DRAFT%20PPT_20210709.pdf (last visited July 14, 2021) (indicating bird-safe glass installed for stair tower but not for balcony glass).

²⁸ Illinois Dept. of Transportation & Chicago Dept. of Transportation, Section 106 Historical Properties Identification Report, North Lake Shore Drive Phase I Study (March 2021), [https://www.northlakeshoredrive.org/pdf/Historic_Properties_Identification_Report_\(HPI\).pdf](https://www.northlakeshoredrive.org/pdf/Historic_Properties_Identification_Report_(HPI).pdf) (last visited July 14, 2021); Illinois Dept. of Transportation & Chicago Dept. of Transportation, Historical Resources Survey, Appendix H – Survey Forms: Uptown Community Area, North Lake Shore Drive Phase I Study (March 2021), https://www.northlakeshoredrive.org/pdf/Appendix_H_Uptown_Survey_Forms.pdf (last visited July 14, 2021).

²⁹ City of Chicago, Lakefront Plan of Chicago (Dec. 1972), <https://www.govinfo.gov/content/pkg/CZIC-ht168-c5-c48-1972/html/CZIC-ht168-c5-c48-1972.htm> (last visited July 14, 2021) (describing the Fourteen Basic Policies referenced in Chicago, Ill., Mun. Code § 6-4-100(e)).

3. The proposal poses a health equity risk to Uptown residents by ignoring the requirement of a permit from the Illinois Health Facilities and Services Review Board, per the Illinois Health Facilities Planning Act.

As a pillar of the Uptown community, we at the Uptown People’s Law Center urge the Plan Commission to stay the approval process for this proposal. To remain within the realms of state law, the approval process must be stopped and postponed until the Illinois Health Facilities and Services Review Board reviews the proposal and approves a permit. Without the Review Board weighing in first, advancement of this proposal violates state law and potentially threatens the safety and security of our community.

Illinois law requires a permit for the modification of health facilities. Section 5 of the Illinois Health Facilities Planning Act (20 ILCS 3960), which details the modification of health care facilities, states that “[n]o person shall construct, modify or establish a health care facility or acquire major medical equipment without first obtaining a permit or exemption from the State Board.”³⁰ The law also states that a permit or exemption “shall be obtained prior to the . . . modification of a healthcare facility which . . . substantially changes the scope or changes the functional operation of the facility.”³¹ The sale of land currently in use for a medical facility substantially changes the scope and functional operation of the facility.

The Illinois legislature carved out a “non-clinical service area” exception to the Review Board permit requirement. Section 5 states that “[n]otwithstanding any other provision of this Act, no permit or exemption is required for the construction or modification of a non-clinical service area of a health care facility.”³² However, this exception does not apply to this proposal

³⁰ 20 ILCS 3960/5; *see also Id.* at Sec. 5.1a (imposing the same permit requirement for the modification of any “freestanding emergency center in Illinois”).

³¹ *Id.* at Sec. 5(b).

³² 20 ILCS 3960/5; *see also Id.* at Sec. 3 (defining “non-clinical service area”).

and does not excuse Weiss Memorial Hospital or Lincoln Property Company from the need to obtain a permit. During the COVID-19 pandemic, the parking lot that Weiss Hospital plans to sell has operated as a community COVID-19 Testing Center (see Figure 1). Weiss Hospital's COVID-19 Testing page on the hospital website refers to the tent in the parking lot: "The purpose of the tent is solely to test for COVID-19. The testing in the tent does not replace the need for evaluation by a clinician."³³ The lot has also provided additional morgue space when Weiss Hospital experienced significantly high losses of life from the pandemic. Because the parking lot is currently being used as a site for a makeshift emergency medical facility, the lot is not protected under the "non-clinical service area" exception.

Figure 1: COVID-19 Testing Center at 4600 N. Marine Drive (photo taken July 8, 2021)



The use of the parking lot as a testing center raises tremendous concerns about the timing of this real estate transaction and requested change in zoning. Weiss Memorial Hospital was established to especially serve the needs of low-income families who otherwise have limited

³³ Weiss Memorial Hospital, *COVID-19 Testing: Convenient COVID-19 Testing In Your Community*, <https://www.weisshospital.com/for-guests/covid-19-testing/> (last visited July 14, 2021).

access to healthcare and treatments. During the COVID-19 pandemic, Weiss Memorial Hospital has been a critical source of support for our neighborhood. Now, with the pandemic still active and growing risks of dangerous variants of the virus, it seems illogical that the hospital would sell off assets—especially assets that provided safe testing facilities. If this zoning reclassification takes place but the pandemic worsens for Chicago, Weiss Memorial Hospital may be at a greater disadvantage than before in its ability to counter the disease outbreak. The families who will be most impacted by this disadvantage will be lower-income households that have fewer alternatives for healthcare access.

Approving this zoning change would be an incredibly misguided and poorly timed decision, especially since the change would only serve to accelerate the construction of high-end housing. Since the proposed site is being used for a medical facility—the usage of which may be critical as the pandemic worsens in light of the new delta variant of COVID-19—we strenuously argue that the parties to this transaction first obtain a permit from the Illinois Health Facilities and Services Review Board before obtaining formal approval from the Plan Commission. The Review Board must have an opportunity to weigh in on the reasonability and timing of this proposal before the zoning process moves forward.

Avoidance of this review requirement would not only jeopardize public safety by undermining the Illinois Health Facilities Planning Act; it would also raise liability concerns for the parties involved and place the City of Chicago in an unfortunate light. As we continue to navigate this pandemic, the general public needs to know that the City of Chicago does not place luxury real estate development before the public's health and safety. The Plan Commission should therefore postpone its decision or deny the proposal due to the absence of a state permit.

Conclusion: The Chicago Plan Commission should deny the proposal for 4600 N. Marine Drive or postpone consideration until more information is available.

Uptown People's Law Center urges the Chicago Plan Commission to either deny or delay consideration of the proposal for 4600 N. Marine Drive. The proposed development stands to harm Uptown's lower-income residents by hastening the pressures of displacement and furthering a citywide pattern of racial and economic segregation. The application also fails to answer key concerns about the environmental and ecological impacts the development would pose for our lakefront, our local flora and fauna, and the wellbeing of the people who live in our community. Finally, the proposal comes to the Plan Commission without a permit from the Illinois Health Facilities and Services Review Board, raising significant questions about the safety of this real estate transaction as we navigate new risks with the COVID-19 pandemic.

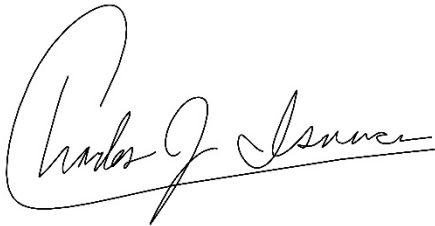
Uptown is experiencing a transformation in its housing supply and in its demographic makeup. The community is losing its diversity and its affordability. Our organization is dedicated to protecting Uptown's most heavily impacted and underserved residents from the detriments of gentrification. The members of this community whom we represent in landlord-tenant legal disputes have an important interest in the future of 4600 N. Marine Drive but only a narrow pathway for influencing the decision-making process.

This decision is an opportunity for the City of Chicago to place the interests of our most disadvantaged residents center-stage in the analysis. Both the Chicago Zoning Code and the Lakefront Protection Ordinance empower the Plan Commission to consider the welfare of the community. Considering the fast-paced and haphazard movement of this proposal in recent weeks amid significant outcry from the surrounding neighborhood, we call on the Plan

Commission to demand more from the applicant before approving this application. With a thorough review of the proposal, relevant law, and the interests of Uptown residents and the general public as a whole, we believe the Plan Commission will recognize the problems in this proposal and make the right decision to deny or delay a decision for 4600 N. Marine Drive.

Uptown People's Law Center thanks the Plan Commission for its careful review of our written testimony. If the Commission has any questions, requires additional information, or wishes to speak with our legal team further about our testimony, please contact us via phone, (773) 769-1411, or via email, charlie@uplcchicago.org.

Respectfully,

A handwritten signature in black ink that reads "Charles J. Isaacs". The signature is written in a cursive style with a large, looping initial "C".

Charles J. Isaacs
Attorney-at-Law
Uptown People's Law Center

April 28, 2021

Paul Shadle
DLA Piper LLP
444 W Lake St, Suite 900
Chicago, IL 60606

Re: Proposal for 4600 N Marine Drive

Mr. Shadle,

Thank you and the team at the Lincoln Property Company for presenting the proposal for 4600 N Marine Drive at Uptown United's Uptown Development Partners committee meeting on Wednesday, November 25th, 2020 and again on Wednesday, April 28th, 2021.

The committee supports your proposed project, including the requested zoning change. We applaud your innovative plan for complying with the Affordable Requirements Ordinance. An in-lieu fee directed towards Sarah's Circle will add affordable units for those with the most need, ensure those units are in Uptown, and will diversify the type of units created via the ARO. This project will add new residents who will support Uptown's local economy. We also appreciate the revisions to the south façade of the property per our request.

As discussed at the meeting, we still have some concerns with the pedestrian experience along Wilson Avenue, but feel that these can be addressed as the landscape design develops. Please consider innovative landscaping features along this gateway between Uptown and the lakefront that exceed the minimum requirements of the Chicago Landscape Ordinance and are a complement to the architecture. Also, please consider additional decorative treatments or materials along Wilson Avenue, to activate the facade and to prevent graffiti. Artwork, creative signage, or additional landscaping on the corner of Wilson Avenue and Clarendon Avenue would also improve the pedestrian experience. Our Development Partners Committee would be happy to meet with your landscape architecture team to discuss this matter as you finalize your landscape plan. Finally, we do not want this request regarding landscaping to delay approval of the zoning change for this project.

Again, thank you for your time. We appreciate your investment in Uptown. Please reach out to me with any questions.

Sincerely,



Martin Sorge
Executive Director, Uptown United

CC:
46th Ward Ald. James Cappleman
Jackie Loewe, Chair, Uptown United
Sarah Jacobson, Vice Chair, Uptown United





July 14, 2021
City of Chicago
Department of Planning and Development
City Hall 121 N. LaSalle St.
Room 1000
Chicago, IL 60602

RE: Northside Action for Justice's Opposition to the Proposal for 4600 N Marine Drive, Chicago, IL 60640

Dear members of the Plan Commission,

Northside Action for Justice is a grassroots membership organization with hundreds of members who live in the Uptown community. We are committed to fighting for Racial, Economic and Social Justice. Most of our members are low income and working people, families and seniors and Black, Latinx and People of Color. Many of our members are long term residents of this community and have fought for years to keep it affordable and diverse. Many of our members use Weiss Hospital, either for their primary care or for medical emergencies. Two of the major issue areas focuses of our organization is preserving and increasing housing that is affordable to low- and moderate-income residents and high-quality public schools for our families and children. There is a definite relationship between the two and we can see that with the increased displacement, gentrification and whitening of our community we have had families pushed out and have lost significant student population. I have resided and been active in the Uptown community since the early 1970's and have been a member of the Local School Council first at Joan Arai Middle School and now at Uplift Community High School, since 1994.

We respectfully call on the Chicago Plan Commission to deny the development of the development proposed for the Weiss Hospital parking lot at 4600 N Marine Drive. It is a development that would both add and intensify to the current problem of the lack of affordable housing, displacement of families, low student enrollment in our local public schools and the whitening and resegregation of what was once (and sadly still is) one of the most diverse communities in the city. This development would add 314 units of almost all upper income small size unit rental housing (with virtually no "affordable" units) to our community. Uptown has had close to 2,000 units of this type of housing either built or being built and has lost over 1,000 units in the last decade. This in turn has led to a huge increase in rents in our community, which has pushed families and seniors out. In the last decade rents have increased by over 50% and over 50% of the renters in Uptown are rent burdened meaning that they pay over 30% of their income for rent, and over half of these are extremely rent burdened meaning that they pay over 50% of their income for rent. This development will only exacerbate this trend.

Our schools have lost a significant number of students, as families are pushed out. This has serious ramifications for the schools under the current system of school-based budgeting. As schools lose population they lose funding, which then means they become under resourced, can not pay for high quality programs and lose teachers. This lowers the ability of the schools to deliver the high quality education that every child is entitled to and should be getting.



One of the main issues and challenges that Chicago has faced and faces now is that it is one of the most segregated cities in the country. It has also lost (or rather pushed out) over 250,000 Black residents in the last 20 years. These things do not happen accidentally, naturally or metaphysically. They are a result of concrete and conscious policies that are decided on and implemented by decision making bodies. There is no need for a Plan Commission, if it does not examine the facts and make decisions based on what is in the best interests of the communities impacted and the city as a whole. We urge you to look at the facts and listen to the wisdom of a community that has been fighting for affordability and diversity for over a half century. In Uptown, the city had a rare community that was diverse, Racially, Ethnically and Economically. We and I personally have come before the Plan Commission several times in the last decade testifying against many of the proposals that are now some of the close to 2,000 units of upper income housing that have been built. We have said similar things at each of hearings. We have said that the housing that was being proposed would be exclusively high income and the residents of this housing would be predominately white. This in fact has come to pass. A look at the census data for the last 20 years shows a significant increase of white residents and a decrease in Black, Latinx and People of Color. Uptown once stood out as an exception to Chicago's segregated housing patterns and was a model for the city and country, The decisions of this body and the City of Chicago driven by the market forces of real estate speculation and gentrification have initiated and supported this development. It did not happen naturally or independently. We are rapidly losing the many Black Latinx and People of Color residents, who are being pushed out by developments like the one that is before you today. We are rapidly losing the residents whose hard work built the affordable, diverse community that stood out as an exception to the Chicago model of racial segregation of communities. This development will add to raising the rental base and cost of living in Uptown and Chicago will lose one of the only diverse communities that it has.

We are calling on the Plan Commission to do your job as the Planning body for the City and reject this proposal, To do anything else would be to promote racial and economic segregation, and would run counter to the expressed goal of Equity in housing, education and community that have been expressed by the city leadership many times over the last year.

Sincerely,
Marc Kaplan- Board member Northside Action for Justice