



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)