



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 46<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> Ward Zoning & Development Committee on April 29.
  - i. Scheduled for April 29, 2021 - The 46<sup>th</sup> 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