

Questions/Feedback to developer, hospital, and Ald. Cappleman Re: 4600 N. Marine Drive proposal

Items 1 - 94 are questions

Items 95 - 150 are comments

- 1. For Weiss: Will Weiss be hosting the Urban Rooftop Farm again this year?**
The hospital has just completed a \$13,000,000 renovation of the garage. There was damage to the garage resulting from the rooftop farm. There is no plan to have rooftop farming this year.
- 2. For the Alderman: How many more luxury developments do we need our neighborhood - without any benefit to the folks who live here already? There would be an immediate loss for Weiss Hospital to not have that extra space - it was well used for this neighborhood during Covid-19. I also don't like the for-profit attitude of the national (international?) company that owns the properties that Weiss Hospital is on. We need to have a voice in the future of our community's assets!**
The 46th Ward Zoning & Development Committee was purposely created to give the community a voice in zoning decisions. Please contact the 46th Ward Office for more detail about this process at Ward46@cityofchicago.org.
- 3. For the developer: How have you made this project friendly to the millions of migratory birds?**
The plans incorporate the following proven design strategies to mitigate bird collisions:

 - Limit overall % glazing
 - Include frosted glass
 - Specify low reflective glass
 - We will study use of bird glass on Podium East elevation
- 4. For Weiss: What is the current plan for the community garden on top of the Weiss Parking garage? If these approximately 100 surface parking spots are removed, that would mean the garage would need to absorb that capacity. My understanding is that the parking garage is fairly full. By looking at a Google maps image of the parking garage roof, the garden area takes up about 100 parking spots.**

 - See Answer to #1 Above.
 - Weiss has conducted a thorough parking study at peak usage. There is still 600 surplus of parking space capacity. The Hospital also studied the planned 136 spaces in the apartment and the 950 spaces in the hospital garage with anticipated future growth of the Hospital, MOB, etc and we still see a surplus of 148 spaces so there is plenty of space.
- 5. For the Alderman: Why are you not protective of the dwindling land that is within our ward? You are here to serve ALL people currently within the ward and help to get them properly & affordably housed.**
The U.S. Constitution grants private property owners the legal right to sell their property without the consent of the general public or elected officials.
- 6. For the Alderman: My concern is the lost of additional parking for the residents. And also will the project block the present view from other properties?**
One option to address concerns about parking is adding zoned permit parking. However, in the past, LANA has been opposed to this. As for concerns about blocked views, the

perspective of many urban planners is that every high-rise will block someone's views, so work is done to try to mitigate that as much as possible.

7. **For the developer: How will this development follow CDC guidelines?**

Lincoln management has and will continue to follow CDC recommendations including the following:

- Mask requirement in common/amenity spaces
- Encourage social distancing with Social distancing signage
- Supply hand sanitizer & disinfectant wipes in common areas
- Capacity limits in amenity spaces

8. **For the Alderman: At this specific moment in time, when many of those with high paying jobs have been able to relocate to the suburbs and work from home, why are we allowing such expensive housing to be built in Uptown? We have already had other high dollar apartment buildings built or developed in the past few years. Is there really a need for this in Uptown? Shouldn't there be more affordable housing in this building since that is what the market is going to be? There have been numerous studies released saying that there is a lack of affordable housing and the need for it is growing exponentially in Chicago. Is this a feasible plan?**

- The 46th Ward is growing in population. This has created the need for more housing to meet that demand.
- Developers are required to prove to their lender that there is a demand for the type of residential building that is being reviewed by the community.
- There will be 8 onsite affordable units that will provide rents at 60% of the Area Median Income (AMI). However, there is a huge shortage of all types of affordable housing for those earning less than 30% of the AMI. The developer will meet the rest of their ARO requirement through a \$3.1M in lieu contribution to Sarah's Circle located a few blocks away that will provide housing to those earning between zero and 30% of the AMI.

9. **For the Alderman: Also, with parking so difficult to find in Uptown, can the neighborhood and the hospital afford to lose more parking space?**

Per the hospital, there will still be sufficient parking in their garage for patients, visitors, and hospital staff with some additional for the community.

10. **For the Alderman: What steps is the Alderman going to take to protect the rights of the tent city residents under the viaduct if this building is approved?**

- The 4600 N. Marine Drive proposal is focused on a private property owner wanting to sell their parking lot to a developer. The developer's in lieu fees will provide housing to Sarah's Circle, which provides housing and interim shelter to women experiencing homelessness.
- One tool used by DFSS to help people experiencing homelessness is providing them with rental subsidies using Low Income Housing Trust Fund (LIHTF) units.
- It should be noted that the primary funding source for the LIHTF is through in lieu fees paid by developers.
- In this situation, there is a guarantee that the in lieu fee will be used within the ward, but rather than for people earning 60% of the AMI, it will be for people earning between zero - 30% of the AMI.

11. **For the Alderman: How will this effect parking in the neighborhood?**

Less than half of the people in the area own a car and we expect fewer and fewer people will own cars within the next several years.

12. **For the Alderman:** Who wants to live next to a hospital with sirens all day and night? Let the alderman fill some empty retail spaces - like he promised! There's still tons of empty housing that is too expensive at Wilson & Sheridan and Montrose & Clarendon. Plus, what about what is being built at Wilson & Broadway? And Sunnyside & Sheridan? People are vacating Chicago & the north side because no one can afford to live here. We don't need any more empty buildings.

Early estimates of the 2020 Census show that Chicago is gaining in population, especially here on the Northside. We are not finding that other residential buildings are empty, we are actually finding the opposite.

13. **For the Alderman:** Our neighborhood doesn't need any more housing, especially luxury units that will drive middle to lower income families out of Uptown. 8 "affordable" units is a joke. Plus there will be more traffic congestion; and what about parking? Is this building supplying parking spaces on-site for its residents? Parking is already a problem in this neighborhood. This building will cater to higher income people, who tend to be white. One of the best things about Uptown is its ethnic diversity, and that is slowly being killed by all of these high rises that are completely unaffordable to most people.

The in lieu fee from the developer will provide a \$3.1M donation to Sarah's Circle to build a 100% affordable building for people earning between zero and 30% of the AMI. This would be for people who are at high risk for experiencing homelessness.

14. **For the Alderman:** 1) Why do we feel this neighborhood needs another luxury apartment? 2) Why do we need to lose the Weiss parking lot? 3) What is the plan to deal with an increase in traffic and parking demand? 4) Why cant we build a low income housing unit here instead?

- Answer to 1st question: This is for the 46th Ward Zoning & Development Committee to consider.
- Answer to 2nd question: The Weiss parking lot is privately owned and the owner's right to use it or sell it is protected by the U.S. Constitution.
- Answer to 3rd question: CDOT will complete a traffic study and the project will be required to follow CDOT's recommendations.
- Answer to 4th question: Low income housing at this site would only be for people earning 60% of the AMI. The in lieu fees from this development will allow Sarah's Circle to provide housing for people who earn between zero and 30% of the AMI.

15. **For the developer:** Have you considered the closing of one of the nearby LSD off-ramps in all of this?

We are aware of the plans to close the Wilson ramp on Lakeshore Drive. This does not impact our plans. Traffic to and from Lake Shore Drive from Wilson will still continue.

16. **For the Alderman:** When will the community-level discussion about changing the Planned Development take place and how will it proceed, including for Lakefront Protection Ordinance and Housing considerations?

The community level discussion occurs with the 46th Ward Zoning and Development Committee, but the most extensive review to ensure the Lakefront Protection Ordinance is followed occurs with the City of Chicago Plan Commission.

17. **For Weiss:** What efforts has the current owner made to market and develop this section of Subarea 1 in accordance with the long-established allowed uses?

The Hospital undertook a broad marketing effort for the vacant lot and all prospects who proposed to purchase the property did so contingent on development as a multi-family use.

18. **For the Alderman:** What research is DPD using to establish that housing is the best and highest use of these parcels, which have so far been used for community-health functions such as a farmers' market and for the current COVID treatment center?

It is not the role of DPD to research the best use of privately owned property, nor can the City of Chicago require a private property owner to provide a farmers' market.

19. **For the Alderman:** Pipeline Health is currently in bankruptcy court and is subject to a class action suit by employees owing to its closure of Westlake Hospital, which Pipeline closed immediately after acquisition despite promising state regulators and hospital administration that it would keep the hospital open. How is the Dept. of Planning ensuring that any proceeds realized by the sale of this portion of Subarea 1 will in fact be invested permanently in Weiss Hospital?

The Dept. of Planning and Development is not allowed to direct private property owners with how they use the proceeds from a sale of their property.

20. **For the Alderman:** The city treasurer's study shows that property taxes have increased by 119% in the 46th ward in the last 20 years. What will this development do to provide property tax stability to existing owners in the ward?

Property taxes pay for schools and a number of government services. This development will add to the property tax base and have them share the burden that all other property tax payers are currently providing.

21. **For the Alderman:** How can Open Space Impact fees and other resources be used to mitigate negative impacts on neighboring owners and renters? Per O2018-1308, "DPD has determined that the Fee-Paying Developments built in the Uptown Community Area have deepened the already significant deficits of open space in the Uptown Community Area, which deficits were documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 . . ."

- Per the 46th Ward Master Plan, 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.
- When Open Space Impact fees are used to purchase additional property, it's generally done in areas where there is limited green space. Given this property is located across the street from Lincoln Park and the Clarendon Park area, the area exceeds the city guideline of having open space, it is unlikely City Council would approve such a purchase for more green space.

22. **For the Alderman:** What city entity is currently required to enforce existing PD 37 requirements, including from the 2014 agreement ensuring public access through the Leland Atrium from 5:30 AM through 1:30 AM daily and 10 (ten) non-accessory parking spaces for 46th ward residents with city-issued permits?

Anyone can call 311 and they will be directed to file a report. If they continue to have issues, they can contact the 46th Ward Office for further assistance.

23. **For the developer:** Could you be more clear about the amount of low income housing

that will be available?

We are adhering to the City's Affordable Requirements Ordinance by providing 8 affordable units at 60% AMI and contributing \$3.1MM to the affordable housing opportunity fund and/or to an affordable project within the 46th Ward that will go to people earning less than 30% of the AMI; a number of whom have zero income. Rents for the onsite affordable units will be \$898/month for Studios, \$951/month for 1-bedrooms, & \$1,137/month for 2-bedrooms.

24. For the developer: I'm wondering about the size of the units?

These are the projected average unit sizes but are subject to change:

- Studios – 472 Square Feet.
- 1-Bedroom – 702 Square Feet.
- 2-Bedroom – 1,055 Square Feet

25. For the developer: Parking garage and ambulance entrance are adjacent. What are plans for this?

The residential parking garage entry is provided off of Clarendon and is separate from the service drive that provides access for ambulances to the hospital. Our loading dock is located on the East section of the building and will enable trucks to pull completely into the loading bay without interfering with Ambulance traffic. We will work closely with the hospital to ensure all access is preserved.

26. For Weiss: In the near term, this parcel is used for some COVID purposes. What will happen to that, if the parcel is being redeveloped. Use of the lot has always been a temporary solution. Long term solutions can and are being accommodated within the hospital which has ample space for such use.

Use of the lot has always been a temporary solution. Long term solutions can and are being accommodated within the hospital which has ample space for such use.

27. For the Alderman: If i am not mistaken, this plan for small unit sized apartments seems to be inconsistent with the 46 ward master plan as published. Please explain how this development fits into the plan?

To avoid a repeat of the 2008 financial lending crisis, developers must prove to their lender that the vacancy rates of a particular size unit for their proposal is low. The current vacancy rate for market-rate 3-bedroom apartments is extraordinarily high at 55%. No lender would ever allow a loan under such circumstances.

28. For Weiss: At a previous meeting it was mentioned that the real estate and operations of the hospital were separate entities, so I'm interested in how the land sale money will be reinvested in the hospital?

The hospital and the vacant lot are owned by the same entity.

29. For the developer: Is there 24 low income units somewhere else or just giving money to Sarah Circle?

We will include 8 affordable units in this development. Based on a discussion with Sarah Circle and their expressed need for funds, we have requested from the DOH to earmark our donation for the Sarah's Circle project.

30. For the developer: So do we know what will be the rental price ? 1 beds or 2 beds

- These are the projected average market rents but are subject to change.
- 1-Bedroom - \$1,700 - \$2,200/month
- 2-Bedroom - \$2,900 - \$3,000/month

31. **For Weiss:** Irene, does Weiss have any other properties that are considered surplus?
No
32. **For the Alderman:** Why are we not building housing for the people who are already here? We have people living under the viaduct. I don't understand how building luxury rental apartments to cater to student loan burdened persons who don't yet live in the area helps the block. \$1700 for a studio doesn't help those people, or a student loan burdened recent grad. How can we address this?
- Regarding people living under the viaduct, even if all the affordable units were onsite, they would be set at 60% of the AMI, which would not be affordable for someone with little to no income who is staying under the viaducts.
 - The in lieu fee from the developer will provide a \$3.1M donation to Sarah's Circle to build a 100% affordable building for women earning between zero and 30% of the AMI.
33. **For the developer:** How will this development affect the property values and property taxes of local condo owners?
We believe this will only improve local condo values. We cannot speak to tax changes, however, note that this development would contribute about \$1.3MM in annual property taxes (increase of \$1.1MM from the existing revenue generated)
34. **For the developer:** You mentioned doing a traffic study. Are you aware on the cities plan to close the Wilson ramp on/off lakeshore drive? How do you expect this to impact future residents and the emergency room access as traffic would very likely increase around the hospital?
We will be conducting a traffic study. We are aware of the plans to close the Wilson ramp on Lakeshore Drive and that traffic from Lake Shore Drive will still be able to utilize Wilson Avenue heading in both directions. This does not impact our plans.
35. **For the developer:** I thought that Sarah's Circle had enough money already committed to build their building, so how are you able to designate them as a recipient of your contribution to the low income housing trust fund?
We will include 8 affordable units in this development. Based on a discussion with Sarah's Circle and their expressed need for funds, we have requested DOH to earmark our donation for the Sarah's Circle project.
36. **For the Alderman:** If 46th ward is already increasing population, would it not be more prudent to add commercial or mixed use buildings to support the existing population?
Given the high number of local businesses that are struggling, it makes more sense to build a residential building. More residents will support the current businesses.
37. **For the Alderman:** I heard you say that you value the diversity of Uptown. What you have planned does not support that statement. how do you plan on ensuring that the diversity of Uptown is represented?
Sarah's Circle opened their 100% affordable building with 38 units earlier this year. A recent zoning change will allow for the construction of another 100% affordable building at 835 W. Wilson. This development will provide affordable housing for our 46th Ward seniors that are aging out of their current family low income units and will open up their current units for new families that need affordable units. Additionally, the in lieu payment of \$3.1 M for this development will help build an additional 100% affordable building located a few blocks away on Sheridan.

38. **For the Alderman: I agree with building more housing on this spot, and but wouldn't owner occupied housing and low income housing mixed together in one building serve the community better long term?**

The projects you are describing often involve CHA providing units within the development. Due to the high rate of CHA high-rises and HUD buildings already within the Uptown community, it's often more difficult to get a financing package together to make this work. It's much easier to do this in an area where there is a much higher rate of gentrification such as in Lakeview, Lincoln Park, Lincoln Square, or Edgewater.

39. **For the developer: What Real estate company will run the rental leases and manage the proposed building?**

Lincoln Property Company will manage this building.

40. **For the developer: What are plans for the first floor spaces?**

First floor will be occupied by resident amenity spaces and leasing offices.

41. **For the developer: Why are more than 80% of the units planned as studio or 1-bedroom units which are essentially unsuitable for families with children to occupy?**

82% of households in Uptown are 1-2 Person households. The unit mix aligns with market demand.

42. **For the developer: What is the evidence that these units will be rented? there have been many new developments in uptown, are those units fully rented? knowing that there is an immense need to house people in uptown why not provide the community with more low income housing?**

Market shows a demand for this product type.

43. **For the developer: There are ~25 vacant units currently listed in the Covington at Wilson and Clarendon, as well as ~50 in 811 Uptown at Clarendon and Montrose. 350 additional market rate units are planned and approved within 1-2 blocks, in addition to more units under construction in other parts of Uptown, totaling around 1,000 units approved or currently under construction. What will differentiate the offerings of this building? How do you plan to attract renters versus your local competition?**

4600 Marine Drive will be a highly amenitized community. We also believe proximity to Montrose Beach as well as public transportation options will make this a desirable location.

44. **For the developer: People may want to move to uptown, but there are people here who are unhoused or don't have enough money to put food on the table. The neighborhood has come together to support these families. How will this development help the many families that are struggling in uptown?**

It will help those who will be living at Sarah's Circle and/or recipients of the donation from the Affordable Housing Trust Fund. The \$3.1M donation from the developer will allow the Ward to sustain its efforts in providing affordable housing.

45. **For the developer: A lot of emphasis is placed on biking from the architect, presumably driven by the developer. is the building going to be LEED certified?**

While we do not expect to seek LEED certification, the project incorporates sustainable design strategies that comply with the requirements of the DPD Sustainable Development Policy. Sustainable design strategies include the following: a 50% green roof, exceeds energy code, reduces water use, includes EV charging stations, provides generous bike

parking and incorporates native landscaping. The Project will achieve at least 100 points under the Chicago Sustainable Development Policy, as required for Planned Developments.

46. **For the Alderman: Cappleman: How much are you making from these developers?**

Zero.

47. **For the Alderman: Weiss is owned by a national for profit company & investors. Besides the verbal promise of the local CEO of Weiss Hospital is there a written statement from the corporation that 100% of the money from the sale will stay in our community hospital? Are you - as the alderman - able to hold them accountable to it?**

No. Laws prevent elected officials from placing requirements on a seller about how they will handle the proceeds from their sale.

48. **For the Alderman: I'm wondering your thoughts concerning potential future parkside high-rises cutting the neighborhood off from the lakefront, as we have seen from the Gold Coast to Uptown? And then again from Edgewater to the city's boundaries?**

Privately owned property close to the Lakefront is extremely expensive. The higher the price of the land, the higher the cost of building on that site. To spread the cost out so that it fits a lender's pro forma analysis in order to obtain a bank loan, higher density must happen. DPD is in agreement with this reality.

49. **For the developer: There will be many trucks and cars delivering to this building daily, is there any off-street space for delivery trucks and cars to park? A Uber or Taxi drop off zone?**

We will work with CDOT and ride companies (Uber & Lyft) to establish a specific location for drop-off and pick-up.

50. **For the developer: What is being done to minimize the environmental impact as we are in an important ecologically rich area with Montrose Point Bird Sanctuary and endangered species?**

Regarding birds, see answer to question #3. Additionally, native plantings will be specified at the green roof areas and a new green space will occupy the 25' setback along Marine Dr. Additionally, we will comply with all environmental regulations.

51. **For the Alderman: By "stabilizing rent" do you mean stabilizing at \$1000+ per room? Surely adding studios at \$1700 will not keep the current rates. would the developer lower their rent roll ever below 1700?**

The pressure for higher rents comes from the lender wanting to reduce their loan going into default. To address this concern, many developers will offer a lot of different amenities to attract people who can pay these higher rents. Lenders are demanding higher rents and the community is demanding lower rents. The more requirements placed on the developer (from the lender, community, alderman, Dept. of Planning & Development), the higher the rents will be for the market-rate units within the building.

52. **For the Alderman: What is the current market rate for existing studios in the 46th ward?**

There are 2 types of market-rate housing: naturally occurring affordable housing (NOAH) that is very plain, some with no air conditioning, and no laundry in the building, and then there are studios with a 24-hour desk clerk, onsite janitor, swimming pool, gym, in unit washer/dryer, etc. The prices fluctuate dramatically.

53. **For Weiss: As this is Weiss' backup plan for financial stability, what other options does Weiss have if they need future space to expand existing hospital footprint?**
Multi-faceted approach to improve State Medicaid reimbursement, expand patient base, expand medical services, all of which will require support from the Community.
54. **For Weiss: Is the flat lot and the hospital owned by the same entity?**
Yes
55. **For the developer: The parking lot is on a former historic beach. Will there be attention to archaeology in preparations for construction, should the development be approved?**
A Phase I and Phase II environmental assessment has been performed. We will be mitigating any environmental issues per the state and federal requirements. It should also be noted that this site has been previously developed.
56. **For the Alderman: Three families in my condo building have been unable to find attainable family housing to purchase in the ward despite really wanting to stay. I realize that Lincoln Property manufactures and maintains rentals. Ald. Cappleman, have any models other than smaller rental units been considered going forward as part of comprehensive ward planning, such as co-ops and condos?**
- One model for affordable home ownership occurs when a HUD building turns into a co-op for the residents and we have more of these units than most neighborhoods in the city.
 - Property on the Northside costs exponentially more than on the Southside and Westside, so to keep costs of homeownership down, much of the affordable condos and single family homes are built where the land costs much less. We hope to change that, but it will be difficult, especially because one lot in Uptown can easily sell for \$500,000 and a comparable lot on the Southside or Westside can go for \$5,000 or less.
57. **For the developer: Will you also address vibrations during construction? This can impact large medical equipment like MRIs.**
Yes, we will be monitor vibration during construction based on acceptable construction practices. The building's structural system will include drilled concrete caissons in lieu of driven piles, greatly minimizing vibrations during construction.
58. **For Weiss: If Weiss is not being able to sell this property to a 12 story developer - is Weiss Hospital able to be financially viable? A question to the former CFO and current CEO. What happens after the money of this sale is used up? What are the long plans of sustainability for the hospital?**
Long term financial viability is a multi-faceted approach. Sale of this surplus asset is one facet of good business management to put this surplus asset to use to support the hospital. The lot is not needed for parking and is not needed for any future plans for the viability of the Hospital.
59. **For the Alderman: Has there been any public support for this project? (seems to be not much here)**
You are currently experiencing the process I use to determine public support.
60. **For the developer: Is the sale of this lot advertised to build residential units?**
This was advertised for high-rise apartment developers.
61. **For Weiss: Were there other parties interested in this land for non-residential use?**
No

62. **For the Alderman:** Please explain how this reduces rents in the area I pay \$1500 for a
See question #51
63. **For Weiss:** What did you say again was the sale price for the property?
Confidential
64. **For the Alderman:** How much money have the developers donated to you and your campaign?
See question #46.
65. **For the developer:** There are constant ambulances going in and out of the tiny entrance, and often honking at vehicles in the way, how will this congestion be alleviated? And where exactly would the large weekly semi, covid tents and freezer go if that is the hospital's only 'surplus' area?
The residential parking garage entry is provided off of Clarendon and is separate from the service drive that provides access for ambulances to the hospital. Our loading dock is located on the East section of the building and will enable trucks to pull completely into the loading bay without interfering with Ambulance traffic. We will work closely with the hospital to ensure all access is preserved. Traffic analysis as well as working closely with the Hospital will solve potential congestion with ambulances. Two loading stalls are located inside of the new building to alleviate traffic conflicts. Additionally, the extra wide driveway providing access to our loading zone can also accommodate a 3rd loading truck or garbage truck if needed.
66. **For the Alderman:** What other block clubs, chambers of commerce, or SSAs will have meetings with the developers?
There are over 30+ neighborhood organizations and chambers of commerce that are members of the 46th Ward Zoning and Development Committee. Each organizations sends a member of their own choosing to represent them. In addition, there are representatives with expertise in affordable housing, nonprofits, retail, real estate, transportation, and historic preservation. Contact the 46th Ward Office to get a list of the organizations on the 46th Ward Zoning & Development Committee.
67. **For Weiss:** Is the sale of the land finalized, or dependent on this zoning change?
Developer has land under contract. The sale of the land is contingent on the approval of the amendment to the PD.
68. **For the developer:** There's often a great deal of flooding along Clarendon and Wilson. What features of the building will address this issue--it will be adding 300 units, each with bathrooms, wash machines, etc?
 - The development will introduce pervious landscape areas, an improvement over the existing concrete parking lot, allowing storm water infiltration into the ground.
 - The development will incorporate a storm water detention tank to hold stormwater on site. In additional, we will be required to follow all city, state and federal detention requirements.
69. **For the developer:** How will construction congestion affect the ambulances coming to and leaving the hospital?
The Development will be required to have an approved logistics plan.
70. **For the Alderman:** This is not the first planned luxury development in this neighborhood... The big picture: Selling and buying property is one of those activities that will happen - especially in a gentrifying neighborhood. But - to encourage the sale

of "public" spaces - like a hospital, a school, playground, non-for-profit buildings and helping developers upzone those spaces... seems to speed up the spiral that is happening with gentrification already. Who will fight for those who actually can't afford a car and depend on the red line station to get to work? Who will make sure that we keep this neighborhood diverse (age... nursing homes with access to a hospital or schools for kids, gender, race, income levels, etc)?

- I do not encourage or discourage the sale of property because I do not have control over who wants to list their own private property to be sold. As for fighting for those who can't afford a car, that's precisely the reason why I fought so hard to get a \$203M makeover of the Wilson CTA Station that is now ADA compliant.
- Regarding your question about my commitment for the community's economic diversity, the following has happened within a few blocks of this proposal:
 - 1001 W. Leland is a 100% affordable 38-unit building that opened last January. It also contains 50 interim beds for people experiencing homelessness.
 - In 2020, I supported a zoning change for a 100% affordable 73-unit senior building at 835 W. Wilson.
 - This proposal will contribute \$3.1M to help Sarah's Circle build another 100% affordable building a few blocks away for people earning less than 30% of the AMI.
- Due to my work to encourage more affordable housing, we have a high of a number of 100% affordable buildings being built in the 46th Ward – more than almost any other community.

71. For the Alderman: There is already community-wide parking shortage in our block, especially with future event venues in the area and minimal street parking, what additional parking options will be available if all hospital and local residents now need to park in the lot? (the current lot where this building is proposed is usually full)
One option for additional parking is to have zoned permit parking in the area. However, many LANA residents have been opposed to this in the past.

72. For the Alderman: Can the required Open Space Impact fees be used to purchase the open land at Eastwood & Clarendon to help offset negative impacts on Eastwood by the Lake Condominium Association, where owners will likely experience loss of property value, higher future maintenance costs, and degraded experience of their homes owing to new building to the east blocking views, morning sunshine, ventilation, etc.?

Per the Open Space Impact Ordinance:

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 "CitySpace Plan" and designated pursuant to Chapter 1-14 of the municipal code of the City of Chicago.

73. For the Alderman: Although Sarah's circle is a great benefit to the ward. Why is that the only answer to any question regarding "how will this development help families?" keeping in mind studio apartments will not affect family size unit rental rates.
The vacancy rate for market-rate 3-bedroom apartments in the Uptown area is 55%, and no lender would grant a loan to build market-rate units of this size because the demand isn't

there. The real need for 3-bedroom apartments is for ones that go to families earning 30% or less of the AMI. Under the ARO, family size units are rented at 60% of the AMI.

74. **For Weiss:** Again my understanding from the previous meeting is that they're separate companies--> The hospital company and the real estate company that owns the land of the hospital how can they commingle funding from this sale back into hospital operations and funding?

The hospital and the vacant lot are owned by the same entity.

75. **For the developer:** Have you considered or completely ruled out first floor commercial?

We have explored retail/commercial for the first floor and determined this is not an ideal location for that use as we do not want to pull traffic away from the primary commercial artery in Uptown along Broadway.

76. **For the developer:** You've quoted Sarah's Circle repeatedly, did you invite them to this meeting? What are their thoughts on your using their name to sell this proposal?

We did invite Sarah's Circle to the meeting. We are not using their name to support this proposal.

77. **For the developer:** So no Car/Uber/Taxi drop-off and loading zone for 300+ units?

There will be a specified location for pick-up and drop-off. We will work with CDOT and ride companies (Uber & Lyft) to establish a specific location for drop-off and pick-up.

78. **For the Alderman:** I'm concerned about the future for families in Uptown. I'm wondering how the alderman and others involved believe this will help families in our community?

See question #73

79. **For the Alderman:** As a follow up to Irene D's response. THIS IS A QUESTION NOT A STATEMENT Are there other pieces of property that you would consider being changed to SURPLUS that you are considering developing? Weiss's response was 'not that I know of' . Something a little more definitive would be appreciated.

Weiss Memorial Hospital is privately owned and their board of directors is charged with ensuring quality patient care is provided and that the hospital act in a fiduciary manner so that it can continue operations and pay their staff. The hospital's COO has stated numerous times that there are no other properties within this planned development that are viewed as surplus.

80. **For the Alderman:** There is already community-wide parking shortage in our block, especially with future event venues in the area and minimal street parking, what additional parking options will be available if all hospital and local residents now need to park in the lot?

See question #71

81. **For Weiss:** Has Weiss collected any information about how much available parking there is during the day in the parking garage that Weiss is not selling? Has there been conversations between the developer and Weiss about congestion that could impact emergency vehicles?

Weiss has conducted a thorough parking study at peak usage. There is still 600 surplus parking spaces in the capacity. The Hospital also studied the planned parking capacity (136 spaces in the new apartment and 950 spaces in the hospital garage) anticipating future

growth of the Hospital, MOB, etc. That study indicates there will still be a surplus of 148 spaces.

- 82. For the developer: After all approvals, what is construction schedule? when do you anticipate opening?**

We expect to start construction to follow a 25-month schedule from commencement.

- 83. For Weiss: The question for Irene seems to be: are there properties that Weiss owns that may be changed to surplus? in order to develop those properties?**

No. There is no other Hospital property that is for sale or planned to be sold. There is no other surplus real estate that the hospital has.

- 84. For the developer: With Uptown Fitness closing in our immediate area and no local gyms, would this building include a fitness center/area available to benefit the community and overall health of our ward?**

We will provide a fitness center that will be exclusive to the building's residents.

- 85. For the Alderman: Another question about parking: it's a great lot, but it's a paid lot. street parking is a premium and many people can't afford the paid lot from a public stand point**

See question #71

- 86. For the developer: Did you think about the construction noise and the poor patients who are at Weiss during that time?**

The Development will be required to have an approved logistics plan. Additionally, we will be monitoring vibration during construction based on acceptable construction practices. The building's structural system will include drilled concrete caissons in lieu of driven piles, greatly minimizing vibrations during construction.

- 87. For Weiss: Irene, are additional surplus properties that are being considered for sale or development on the Weiss footprint? As you know, elected officials have grave concern about the hospital closing like Westlake did. Your response "not that I know of" gives me great pause. Millions of medicaid dollars are coming to pipeline. A stronger guarantee would be appreciated. Perhaps the alderman can answer whether there are other plans being considered. As you know, there are little restrictions for privately owned hospitals right now...which is how we got here in the first place.**

No. There is no other Hospital property that is for sale or planned to be sold. There is no other surplus real estate that the hospital has.

- 88. For Weiss: What will happen to the summer farmers market? This is the type of family centric benefit that helps the block. It is in the parking lot with the tent.**

The summer farmers market is not located at the parking lot. The farmers market closed 6 years ago and moved to Argyle Street.

- 89. For the Alderman: I am a community health physician, living on Lawrence between Clarendon and Sheridan for the past 14 years. I am very concerned about the changes I have seen here over the years, including gentrification, displacement of low-income people, and the increase in police presence and resultant persecution of people of color and low-income people. 8 affordable units out of 300 is unacceptable and I'd like to know how you will increase access beyond what you are proposing?**

- Uptown has become a destination neighborhood due to 2 factors: 1) its improved mass transit options, and 2) the violent crime rate is the lowest it's ever been since violent crime has been recorded. If more housing isn't built, developers will purchase existing naturally occurring affordable housing and rehab them to much higher standards, which will cause more gentrification. The previous naturally occurring affordable residential buildings that were purchased required no zoning change, so the City of Chicago had no legal standing to demand affordable housing within these rehabbed buildings.
- The developer is required by the ARO to put aside 10% of the units as affordable, either as onsite for people earning 60% of the AMI, or offsite that could go anywhere in the City for people earning between zero and 30% of the AMI. This proposal would give \$3.1MM of in lieu payments to stay within the ward for people earning between zero and 30% of the AMI. This will build additional very low income housing within the ward.
- IL State Law only allows incentives rather than mandates for affordable housing, and the City's Law Department recently reiterated that this law should be followed.

90. **For the developer:** Could the developer provide a shadow impact analysis illustrating the full length of shadows on both public and private lakefront land, using fan images starting 1 hour before sunrise until 1 hour after sunrise?

We plan on conducting a shadow study to be provided during the PD application process.

91. **For the developer:** The site is a buried beach and historic lake bottom that may include human artifacts and buried living seeds such as those that may have regenerated rare plants at Montrose Beach Dunes. What kind of historical and environmental review is required and planned before approval of the project?

A Phase 1 and Phase II environmental assessment has been performed. We will be mitigating any environmental issues per the state and federal requirements. It should also be noted that this site has been previously developed.

92. **For the developer:** There has been a huge increase in package thefts at 811 W Eastwood (building across the street) what management practices does Lincoln do add safety to this area?

The building will have one centrally located Package Room that will be highly secured.

93. **For the Alderman:** Tony apts across the street from a squalid encampment? How about homes for the homeless? I would prefer a subsidized SRO, or Wilson Yards style mixed income development... but such progressive projects require visionary leadership...

Sarah's Circle opened their 100% affordable building with 38 units earlier this year. A recent zoning change will allow for the construction of another 100% affordable building at 835 W. Wilson. This development will provide affordable housing for our 46th Ward seniors that are aging out of their current family low income units and will open up their current units for new families that need affordable units. Additionally, the in lieu payment of \$3.1 M for this development will help build an additional 100% affordable building located a few blocks away on Sheridan.

94. **For Weiss and the Alderman:** I am completely suspicious regarding long term viability of Weiss Hosp, and the purported role this project plays. I'm glad the hospital is there and would be heartbroken to see it go; thus I suppose I should support their efforts to cash out that parcel for the highest possible dollar. But I just don't trust the hospital ownership. It's a conundrum. It would require bold leadership... How can our ward and city hold the ownership accountable?

- **Hospital:** Neighbors can ensure the long-term viability of the hospital in many ways. First of all by using the hospital for their medical needs. Secondly by encouraging their neighbors to do so. Third by supporting this effort to sell this surplus lot so that its value can be reinvested in the hospital.
- **Alderman:** Government is not allowed to tell a seller how to use their proceeds. The owner has stated they will be using the proceeds to do further improvements with the hospital.

Comments (#95-147)

95. No we do not like the plan. Not only will it cause more traffic, and maybe increase rent, it takes away a place to park cars and also the rooftop garden. This rooftop garden is a nice activity to teach our children the basics of our family but also introduce another way to relax despite the busy life. Also a new building would mean less privacy because someone could see directly through the window. Overall, it really doesn't benefit anyone in the long run. We as a family do not approve of this plan. Thank you for your time.
96. I would like greater assurance that the design allows for adequate space for the many police cars and ambulances that may have to park in the spots near the ER entrance. I would not want the hospital to leave under any circumstance.
97. There is not a need for more housing in this neighborhood. There are so many buildings built recently and other projects in the works and there is no evidence for the need of this many residential units.
98. We definitely do not need any more luxury housing. Our neighborhood desperately needs more affordable housing.
99. I think it will not only change the look of the street, but also will create more traffic and noise to be brought into our neighborhood. The new building won't help with housing because it's not very affordable, and the materials that it looks like they will use on the building will effect the current ecosystem that is in this neighborhood. The street would feel colder, the sun would reflect off the windows and metal plating leading to sharp rays being shot all over the place, messing with Birds and humans, lowering dopamine levels in humans and messing with sleep cycles, which given it's proximity to the hospital, could be Very bad. The building is not a good fit for Uptown, and it doesn't help anyone who is here, it just brings in more people. If we don't address the issues we have, then it will just get worse with time.
100. Such an imposition of that monolithic design and density in housing at that corner will reshape the neighborhood in profoundly negative ways, replacing a personal, communal feel with impersonality and a sense of class divisions. The size and shape of the building reminds me of something out of Ceaușescu's Bucharest or Robert Moses's "urban renewal." It represents scale and power crushing anything organic and human. For a brief moment, Weiss Hospital was hosting a community garden on their roof. It was beautiful. I understand it was obviously a PR write-off for the hospital, but it did contribute mightily to the sense of an actual organic community and made a compelling statement of human values over impersonal corporate profit. This project will have the opposite effect. I was proud of Weiss for the garden. If this proposal goes through as suggested, I will be ashamed that they let material considerations triumph over all. Good luck with the neighborhood PR after that.
101. 8 affordable units out of 300 is bogus and just because there are loop holes doesn't mean you should use them. It's not doing enough for the community. The \$3.1 million that they are giving to Sarah's Circle is good, but that is still the bare minimum basically, and so it stinks. I think that with these kinds of projects, if they go through with them, they should have to pay

multiple times to make sure that they are contributing more to the community and towards making it better. Especially because the more big apartment buildings we get, the higher the cost of living in this area will get, which will lead to even more issues with affordable housing.

102. I don't like the lack of MORE affordable housing in this proposal.
103. Not enough affordable housing.
104. This proposal will bring more clutter to this intersection and block the view of the lake.
105. We have enough residences - need the parking lot!
106. It will obstruct the lake view. These living spaces are too expensive.
107. I do not think our neighborhood needs more luxury apartment buildings. We have more being planned and the ones we currently have aren't even full. This new building would make parking in the neighborhood harder and would not be serving the neighborhood in the ways we need.
108. I don't like the building proposed design and we need more low income housing. Not upscale and moderate rents.
109. The housing is tailored to a very specific, high (in my opinion) income bracket. There are many housing units of this caliber in our neighborhood, in my opinion, ain't an additional I've is unwise and unnecessary.
110. This proposal falls short of Chicago's rich history to "Make No Little Plans" a 12 story development along a corridor rich with 27 story buildings is an underutilization of space. This is a project with multi-generational longevity and to limit it to 12 stories is not what's needed today or 50 years from now when we need more units in heavy transit zones and close to the lake, it's a fine plan, but should be bigger. I would also say that the pricing model put forth is IMO a little bit wild with a necessary income of ~73K to hit the 28% of income recommendation for a studio 6 miles from the loop. I'm worried that with seemingly no dedicated space for ride share/taxi pickup and/or courier services that the bike lane on Wilson and the bus stop on Marine will turn into temporary parking with potentially dangerous results. Similarly having the parking ramp let in/out onto Clarendon seems like they don't really have an understanding of how the traffic patterns actually work in the neighborhood, even a right turn only exit will have traffic backed up at Eastwood, Leland, and Lakeside especially when combined with Ambulance traffic and the planned increase in demand for the parking structure between Leland and Eastwood, but limiting the amount of spaces being used does help. Finally, it seems like the process to get to this point has been shaded in unnecessary secrecy and deception whether it be the Hospital's claim that the Hospital needs this to help with operations even though the land and operations are or at least were by their own admissions separate companies. Also the alders claim that he doesn't take money from developers when projects come up in the ward is questionable seeing as how DLA Piper made contributions to his campaign and are the counsel of record for the Development company.
111.
 - unnecessary construction/development
 - increased traffic
 - public safety - congestion on Clarendon / Wilson

- unsafe ambulance entrance
 - unclear motives with various owners of parking vs. hospital
 - loss of contingency plans for hospital - covid tents, freezer, radiology semi truck
 - no future expansion opportunity for hospital - limits their future
 - excess high-end housing already
 - support to Sarah's Circle is for 'publicity' only - not necessary
 - disruption to endangered wildlife
 - does not support community, alderman benefits
112. I do not agree with the plans to sell this parking lot to make a residential building that has only 8 affordable units out of 314. I would prefer to see that area of the Weiss campus used to benefit the surrounding community.
113. I also do not like the plans that the developer presented as they show a lack of insight into the current traffic patterns in the area (traffic to the ER entrance), the future traffic that would be caused by 314 new units on that corner, and a complete lack of planning for the many Amazon, UPS, FedEx, DHL, etc... deliveries as well as ride sharing for the future residents. Also, they have not addressed the increased traffic in the neighborhood on concert nights once Covid restrictions are lifted.
114. I like that this proposal has parking, but I do not like everything else in this proposal.
115. Not having micro apartments is good, but there aren't enough family sized units at all. This building isn't for Uptown, it's for people who are moving into it, and that is not good at all of the communities here. Luxury units aren't what's needed, we need affordable housing before we can even think about accepting these expensive traps.
116. I disapprove.
117. I hope that this does not happen.
118. We need more AFFORDABLE housing options in Uptown, and building made from eco-sensitive materials, rather than this big expensive mirror building.
119. I'm interested in an apartment in this new housing development. Thank you.
120. This development should be on a site further west not this close to the parks and lakefront.
121. With all the new high rise housing going up in this neighborhood, we do not need any more. There is already new high rise housing at Clarendon and Montrose, Wilson and Sheridan, one going up at Wilson and Broadway, one planned for Sheridan and Windsor, a planned building at Wilson and Kenmore, and 5050 N. Broadway. Enough is enough!
122. This would be replacing the current parking and gardening space which is presently meeting a need for our neighborhood.
123. Against gentrification!
124. Replacing a park with this is horrible, criminal.

125. This development only gentrifies our neighborhood and forces the POC population out. Mind you it was our diverse culture that allowed for our community to flourish. So please don't allow this development!
126. Cut it off.
127. Rent is crazy prices. I work everyday and still can't afford a two bedroom there.
128. As is consistent with his usual support and promotion of gentrification and people removal Alderman Cappleman is promoting a project that benefits high income developers and upper income people. We have seen 811 Agatite, Wilson and Sheridan and other luxury developments. We have lost thousands of units of low income units. We have families that are currently doubling and tripling up because of the shortage of low cost family housing, and about 100 homeless residents living under viaducts and in the parks. We do not need more luxury housing. We need low cost housing that is affordable for the residents of Uptown and the city. The alderman's record on gentrification, criminalization of Black youth and families, and people removal speak for itself. Are we hearing from an alderman that represents the needs of the people in the ward or Milton Freidman. The role of elected officials and government is to meet the needs of the people promote in to supply and demand. The developers don't need a cheerleader.
129. I am for it 100%, Weiss is not a great hospital.
130. Back of the envelope math means that a person needs to make at least 60k to rent a studio at 1700 and that would be at 33% of their income. Not sure how that helps people with student loan burden, when starting salary for say Teachers in the city is ~59K. Just seems like the pricing lines up more with the neighborhoods that were mentioned previously as not what this development was aimed at.
131. I think the architect mentioned commercial uses on the 1st floor of the building. Please describe in greater detail.
- *From the developer: We have explored retail/commercial for the first floor and determined this is not an ideal location for that use as we do not want to pull traffic away from the primary commercial artery in Uptown along Broadway.*
132. That is good news! Do it! Thanks.
133. Highly in favor of this development. The sooner the better.
134. I think this is a good development, and after watching the recorded Q&A, it seems very thought out. There is a contingent in our neighborhood that seems to want no development ever, but this is currently a blank parking lot that generates little to no income for the City, not a protected park space. It seems to fit in well with the surroundings, and has worked to try to fit in rather than just "shove a development down our throats" (like the original proposal for Maryville). While I agree the rent prices seem high, if that's really the market, then that's the market. Adding more housing will hopefully lower that market increase, but that will be the case with any proposal, so shouldn't be a major downfall for this one. I like this proposal, and will support it.

135. I didn't see the flyer for the meeting on Jan 31 until today. I'm a high-income earner, so Sec 8 wouldn't apply to me, but I'm outraged at the idea that only 8 units (2%) will be section 8/low-income affordable. What a gross insult to the community. A pittance that further exacerbates the tacit apartheid that exists in Chicago, overburdens workers, and will continue to drive community members into debt and/or out of the city and state.
136. We need more affordable housing if anything. Another expensive building next to the bridge where homeless people live is just another slap in the face of the majority of the inhabitants of Uptown. Housing that reflects the needs of who's already here is more welcomed than the luxury developments created to draw more affluent people and further gentrify our diverse neighborhood while pushing out those who have been here for years.
137. That surface lot is under-utilized, so I would be in favor of putting a development there. I didn't get to see the entire presentation as we had a condo association meeting that night as well...but I liked what I saw. The design was interesting enough.
138. There is little to nothing that I like about this proposal.
139. I don't like this plan. The only good part about it is that it might help Weiss become a better hospital with more patients, but if they do this, it should be changed a lot to help with the local issues, not just increase the problems we have and lead to more new ones.
140. I like that there are at least a few affordable units.
141. I like more customers for local businesses.
142. There is not much i like about this proposal.
143. I like more housing in Uptown.
144. I like not much - looks like nice landscaping
145. Don't mind new housing
146. Providing housing
147. I like that this proposal is turning an underutilized surface lot into over 300 units in a transit heavy corridor that's close to the lakefront and public spaces. It also seems to take into account the dangers presented by all glass buildings to migrating birds and attempts to mitigate that, at least as presented. The green roof should be a definite upgrade for water run off from the asphalt lot. Having a lower than 1 to 1 ratio of parking spot to units is a good trend as well, hopefully that will in turn help with making the new North LSD planning more transit dependent. Most importantly unlike some other projects in the ward/city this project does not directly displace any residents as it's replacing a surface lot.
148. Parking spaces provided and fair price for studios
149. I like that it's not too big. Should fix the landscaping along Wilson. Muted colors.
150. I like "nothing, none, or zero" about this proposal (5 comments)