



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

August 15, 2012

Mr. Jack George
Daley and George, LLP
Two First National Plaza
20 South Clark Street
Suite 400
Chicago, IL 60603-1835

Re: 2320 North Lincoln Avenue – proposed amendment to Planned Development No. 158

Dear Mr. George:

Thank you for submitting the application regarding your client's proposed amendment to Planned Development No. 158, calling for the conversion of the former Children's Hospital campus into a mixed-use community combining new construction with the renovation and expansion of various existing structures, in an area bisected by North Lincoln Avenue and generally bound by West Fullerton and Belden Avenues and North Orchard and Halsted Streets.

Subsequent to the receipt of the full details contained in your application and following internal review and discussion, while the Department of Housing and Economic Development is encouraged by this proposal, responses to the following comments will need to be submitted in order for us to continue our evaluation:

- Due to the lack of adjacent or nearby high-rises that approach the size of the two larger towers in this proposal, DHED is currently unable to support the proposed heights of 290' and 250'; the heights of which are considerably greater than A) the buildings currently within PD 158 and B) those contained in your January 2012 draft proposal.
- DHED is also currently unable to support the proposed underlying rezoning request to a B3-5 district because no such districts exist on any adjacent or nearby parcels and those that are found in the community do not encompass net site area square footage comparable to this subject site.

As a result of those determinations, DHED would consider moving ahead with its analysis of this project under the following conditions:

- That the requested underlying zoning for PD 158 remain consistent with A) that of surrounding commercial uses and B) the zoning of parcels previously removed from PD 158, as a B3-3 district;
- That the corresponding maximum allowable floor area be limited to the maximum floor area ratio allowed in this zoning district, 3.0 (which is also the FAR that is currently allowed in PD 158);
- The resulting minimum lot area requirements for this project will increase to 400 square feet under this zoning district, compared to the 264 square feet being proposed by your client;
- Subsequently, the maximum units allowed will decrease to approximately 650, compared to 996;
- While the maximum height allowed in a B3-3 zoning district for a project with ground floor retail (per Section 17-3-0408-A) is 65', DHED would entertain a revised proposal that more closely adheres to the height range of the buildings currently existing in PD 158 (161', 140' and 115'); and,
- Please also provide further detailed information related to:
 - How all loading movements are expected to be handled at the proposed location on the south side of Fullerton, near the intersection with Burling Street; and,

- How is this project anticipating compliance with the Affordable Requirement's Ordinance; it is the City's preference that all proposed units be integrated within all residential structures.

Prior to your client submitting any revised documentation that fully responds to all of the above comments, please contact the Department of Transportation to schedule any necessary meetings to further discuss changes to the ingress and egress to this property and any other anticipated impact(s) that this proposal may have on this community. Please ensure that the following submissions to DHED reflect the latest response to all CDOT comments:

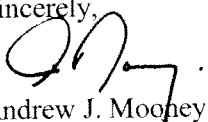
- PDF versions of colored and fully-dimensioned site, landscape and green roof plans;
- PDF versions of colored and fully-dimensioned elevations of all four sides of all buildings, as viewed from the public rights-of-way and including construction material call-outs;
- Images that provide street-level contextual representations of how the proposed structures compare to the height and bulk of any adjacent or nearby buildings, including those across any public rights-of-way;
- Word versions of the proposed PD Statements and Bulk Table; and,
- PDF versions of the 2012 Economic Disclosure Statement(s).

This project will also need to meet the City's Sustainable Development Policy and the requirements of the Landscape and Storm Water Ordinances. If you have any questions in regards to sustainable features, please contact Michael Berkshire, at (312) 744-0363. Please contact Ron Daye, at (312) 744-6507, to discuss the proposed landscaping requirements for the site. Please contact Andrew Billing, at (312) 744-7774, to discuss your storm water management requirements and provide DHED with CDOT, Fire Department and Mayor's Office for People with Disabilities approvals as they become available. Also please include, in any future submissions to DHED, your estimated project timeline and associated costs (specify soft and hard costs), the anticipated total number of construction jobs to be created and the number and type of permanent jobs that will be established once the project is fully built.

These comments are based on an ongoing analysis of the proposal. Along with our review of this requested information, DHED will also need to take into consideration any feedback generated by community presentations necessitated by the local alderman's office. Upon completion of such public process and our document and proposal reviews, DHED will be able to issue any additional comments. Your project will not receive a final recommendation from staff until a complete review has taken place, all documents have been received and all comments have been addressed.

The Department appreciates your client's interest in redeveloping this site and would like to continue working with their entire team on the issues addressed in this letter. If you have any questions, need further clarification on these comments or if you would like to schedule a meeting with DHED to discuss modifications, please contact Patrick Murphey at (312) 744-5798 or at patrick.murphey@cityofchicago.org.

Sincerely,



Andrew J. Mooney
Commissioner

Department of Housing and Economic Development

Cc: Hon. Michelle Smith, 43rd Ward
Patti Scudiero
Heather Gleason
Patrick Murphey
Maureen West
Benet Haller
Daniel McCaffery