



MICHELE SMITH
ALDERMAN — 43RD WARD

CITY COUNCIL
CITY OF CHICAGO

43RD WARD OFFICE
2523 North Halsted
CHICAGO, ILLINOIS 60614
TELEPHONE (773) 348-9500 • FAX (773) 348-9594

WWW.WARD43.ORG • EMAIL: YOURVOICE@WARD43.ORG

COMMITTEE MEMBERSHIPS

COMMITTEES, RULES AND ETHICS
ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT
HUMAN RELATIONS
SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION
TRANSPORTATION AND PUBLIC WAY
WORKFORCE DEVELOPMENT AND AUDIT

August 27, 2012

McCaffery Interests, Inc.
Daniel McCaffery
Chairman and CEO
875 North Michigan Avenue
Suite 1800
Chicago, Illinois 60611

Re: The Redevelopment of Children's Memorial Hospital ("CMH")

Dear Mr. McCaffery:

As you are aware, I am committed to an open and community driven development process with respect to the former Children's Memorial Hospital site (the "Site"). As one of the many ways I have taken input, following the July 26th town hall meeting attended by several hundred people, I put together a committee (the "Neighbors Committee") open to any 43rd Ward resident who wanted to discuss in greater detail the proposed plan you submitted to the City of Chicago on July 25, 2012. Three meetings of the CMH Committee have taken place since the town hall meeting. In these meetings over 50 neighbors, representing many others, have met to discuss the plan. In addition, other meetings of concerned neighbors, including a meeting of the Mid-North Association, have taken place since the town hall meeting.

Although concerns were raised regarding the nature of the retail and the appropriate ratio between residential and commercial, the Neighbors Committee agreed that this Site should be a mixed use development, and in general remained aligned around the values expressed in the HOK study. The Neighbors Committee then turned its attention to the concerns over density and height. Undoubtedly, the community remains alarmed that the project you submitted is simply too tall and too dense for Lincoln Park residents and I agree.

The Neighbors Committee has raised a number of specific concerns in regards to height and density. A substantial number of members of the Neighbors Committee and other neighbors have concluded that the density of the overall development be limited to an FAR of 2.5 and overall height of 65'. Others believe that the target should be a density no greater than an FAR of 3, as stated in Commissioner Andrew Mooney's letter of August 15, 2012 to Jack George. To be clear, there is overwhelming agreement by community members, a sentiment with which I strongly agree, that nothing approaching a 4.3 density

with building heights of 294', 250', and 155' is complementary and compatible with the surrounding area.

I would like you to look at this project from two different lenses for the purpose of satisfying the community's concerns and moving this project forward without spending time on future debate on plans that neither Lincoln Park residents nor I can support. First, I ask that you prepare a proposal with an FAR of 3.0 and height restrictions that do not exceed the heights of the structures that sit on the Site today, and preferably are lower. Second, I ask that you prepare a proposal with a 2.5 FAR and a height limit of 65'. As noted above, many individuals would like to see the FAR and heights limited to as low as practically possible. Without understanding the impact of a 2.5 FAR or 3.0 FAR on the overall project, and ultimately coming to an agreement on the same, we cannot make meaningful choices over other design issues, such as the nature of the open space, the location of truck loading, the traffic impact, and the benefits that this project may afford the community.

Please feel free to contact my office with any questions or concerns. I look forward to continuing to move this project forward in a constructive and collaborative manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Smith". The signature is fluid and cursive, with the first name being more prominent.

Michele Smith
Alderman, 43rd Ward

cc: Patti Scudiero (via email)
Patrick Murphey (via email)
Heather Gleason (via email)
Jack George (via email)
Ed Woodbury (via email)