

18708

27298

JOURNAL--CITY COUNCIL--CHICAGO

6/22/2016

Reclassification Of Area Shown On Map No. 2-G.

(Application No. 18765)

(Common Address: 1418 W. Fillmore St.)

[O2016-3886]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 2-G in the area bounded by:

the alley next north of and parallel to West Fillmore Street; a line 179.75 feet west of and parallel to South Loomis Street; West Fillmore Street; and a line 229.75 feet west of and parallel to South Loomis Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 18708)

(Common Address: 1520 -- 1532 N. Wells St./1513 -- 1523 N. Wieland St.)

[SO2016-1633]

RBPID 1335

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District and RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 337.98 feet south of and parallel to West North Avenue; a line 102.25 feet west of and parallel to North Wells Street; a line 312.23 feet south of and parallel to West North Avenue; North Wells Street; a line 461.98 feet south of and parallel to West North Avenue; and North Wieland Street,

to those of a B3-5 Community Shopping District.



SECTION 2. Changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 337.98 feet south of and parallel to West North Avenue; a line 102.25 feet west of and parallel to North Wells Street; a line 312.23 feet south of and parallel to West North Avenue; North Wells Street; a line 461.98 feet south of and parallel to West North Avenue; and North Wieland Street,

to those of a Residential Business Planned Development and a corresponding use district which is hereby established in the area above described.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1335

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1335 ("Planned Development") consists of approximately 28,072 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Wellstel LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map, Subarea and Property Line Map; Site Plan Landscape/Green Roof Plan; Building Elevations (North, South, East and West) prepared by Pappageorge Haymes. Partners and dated June 16, 2016, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development:

Subarea A:

hotel, retail, eating and drinking establishments, outdoor patios (rooftop); banquet and meeting rooms, commercial, office and accessory uses.

Subarea B:

single-family detached homes and accessory uses (at grade); Prior to the issuance of any Part II Approval for this subarea, final design elevations for the single-family homes must be reviewed and approved by the Department of Planning and Development.

Subarea C:

retail and residential uses (above the ground floor) and accessory uses.

Subarea D:

accessory parking for Subareas A and B; loading areas; parking and loading ramps; and accessory uses. In accordance with Section 17-10-0503 of the Municipal Code, the applicant may lease to members of the public on a daily, weekly or monthly basis up to 25 percent of the minimum required parking spaces.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 28,072 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. In Subarea A, the applicant shall provide a green roof for a minimum of 50 percent of the net roof area, or 3,927 square feet. In addition, the building in Subarea A shall achieve building certification consistent with the City of Chicago Sustainable Development Policy.
15. Applicant and the Department of Planning and Development, at either party's request, may continue to evolve the design of the building elevations in Subarea A and changes to such elevations, if any, shall, if mutually agreed, be approved by the Department of Planning and Development administratively as a Minor Change as set forth in Section 17-13-0611 of the Chicago Zoning Ordinance.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to B3-5 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Subarea Map; Subarea D -- Parking Level; Site Plan; Landscape/Green Roof Plan; and North, South, East and Subareas A and B West Building Elevations referred to in these Plan of Development Statements printed on pages 27304 through 27314 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

6/22/2016

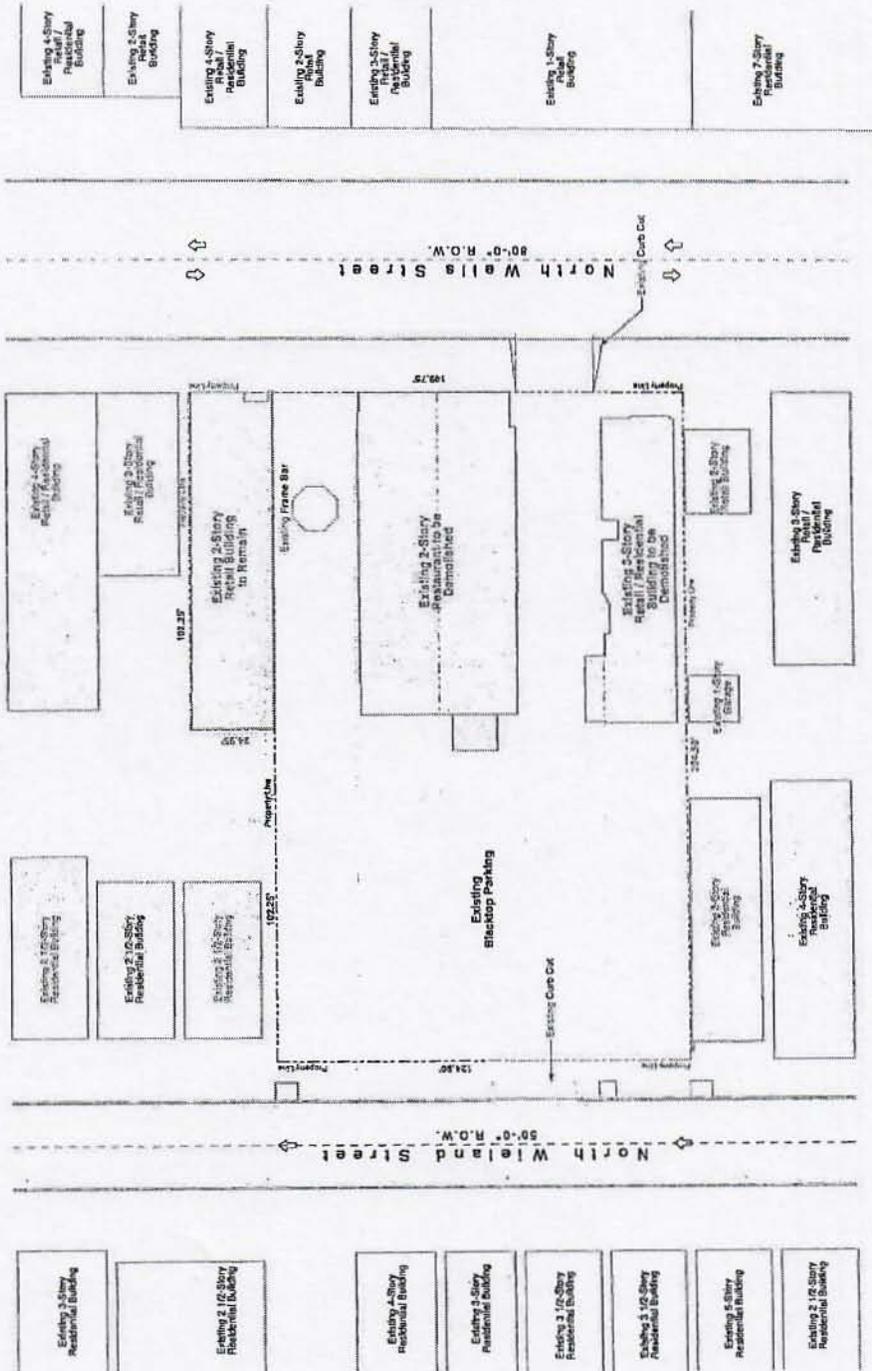
REPORTS OF COMMITTEES

27303

Residential-Business Planned Development No. 1335

Zoning Bulk Data Table.

	Subarea A	Subarea B	Subarea C	Subarea D	Totals
Net Site Area (square feet):	14,040	11,481	2,551	NA	28,072
Area in ROW (square feet):	4,992	3,120	998	NA	9,110
Gross Site Area (square feet):	19,032	14,601	3,549	NA	37,182
Maximum Permitted FAR:	8.44	1.45	2.0	NA	5.0
Maximum Number of Keys:	190	0	0	NA	190
Maximum Number of Dwelling Units:	0	4	1	NA	5
Minimum Number of Accessory Parking Spaces:	0	0	0	53	53
Minimum Number of Off-Street Loading Berths:	1	0	0	NA	1
Maximum Permitted Building Height:	151 feet, 4 inches	47 feet, 0 inches	existing	NA	
Minimum Periphery Setbacks:	Per Site Plan	Per Site Plan	existing	Per Site Plan	
Minimum Number of Bicycle Spaces:	50	0	existing	0	50

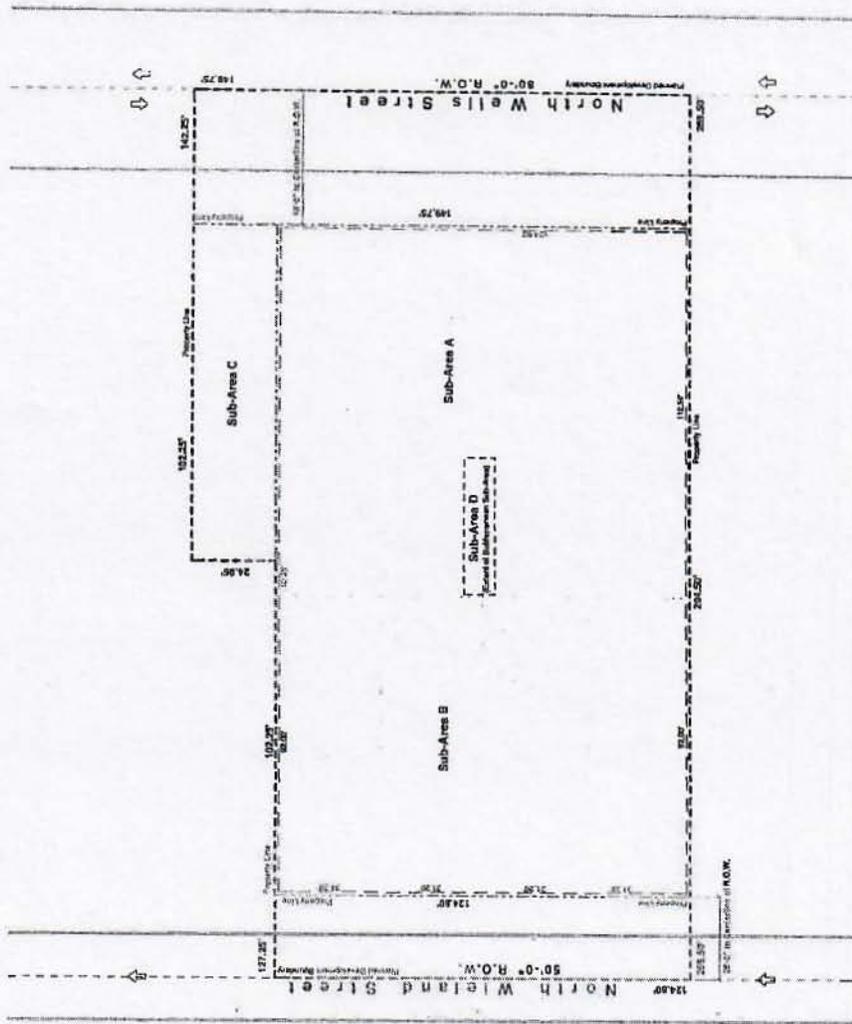


Wellstel, LLC
 1320-1032 N. Wabash Street / 1513-1022 N. Wabash Street
 Chicago, IL 60610
 March 18th, 2015
 Plan: 2015-001-001

pappageorgehaymes partners
 160 R. LEXINGTON, SUITE 400
 CHICAGO, IL 60604
 O 312.467.4400
 WWW.PAPPAGEORGEHAYMES.COM

Existing Land Use Map
 Scale: 1" = 20' 0"

FINAL FOR PUBLICATION

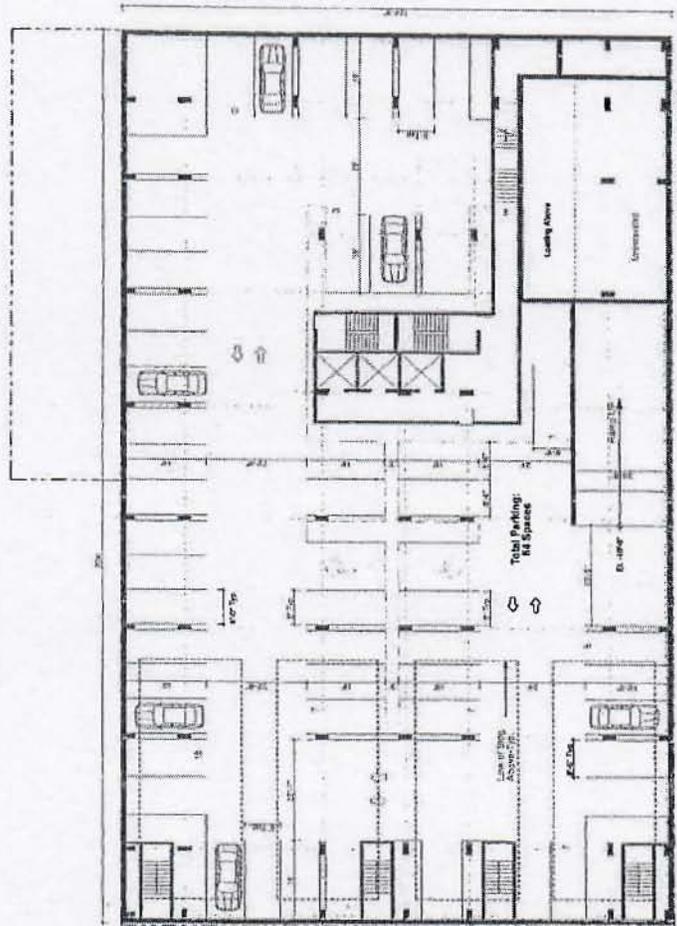


<p>Applicant: Address: Map Number: Plan Commission ID#:</p>	<p>Wellstel, LLC 5305-5332 N. Wabash Street / 1513-1523 N. Wabash Street Chicago, IL 60659 March 4th, 2016</p>	<p>PREPARED BY: DATE:</p>	<p>pappageorgehaymes partners 645 N. LaSalle, Suite 100 Chicago, IL 60654 O 312.337.3344 F 312.438.8888 www.pappageorgehaymes.com</p>	<p>PD Boundary & Sub Area Map Scale: 1" = 40'-0"</p>
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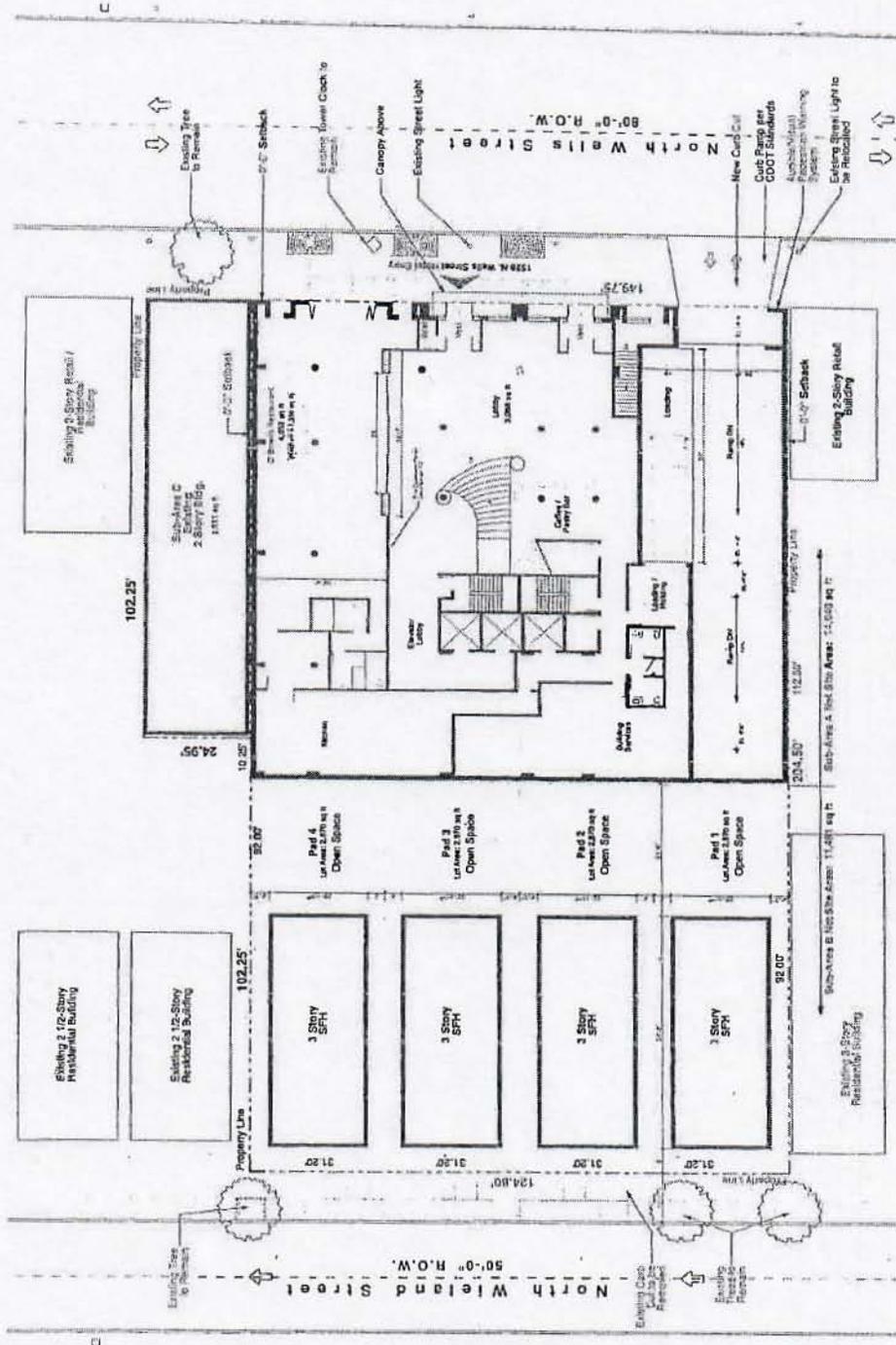
6/22/2016

REPORTS OF COMMITTEES

27307



Wellstel, LLC 1920-1922 N. Wells Street / 1515-1823 N. Wilford Street Chicago, IL 60610 March 18th, 2016 June 15th, 2016	PAVING PARTNERS 1111 N. LAUREL CHICAGO, IL 60610	papageorgeghaymes partners 610 N. LaSalle, Suite 402 Chicago, IL 60610 O 312.237.2344 F 312.438.8888 www.papageorgeghaymes.com	Sub Area D - Parking Level Scale: 1/8" = 1'-0"
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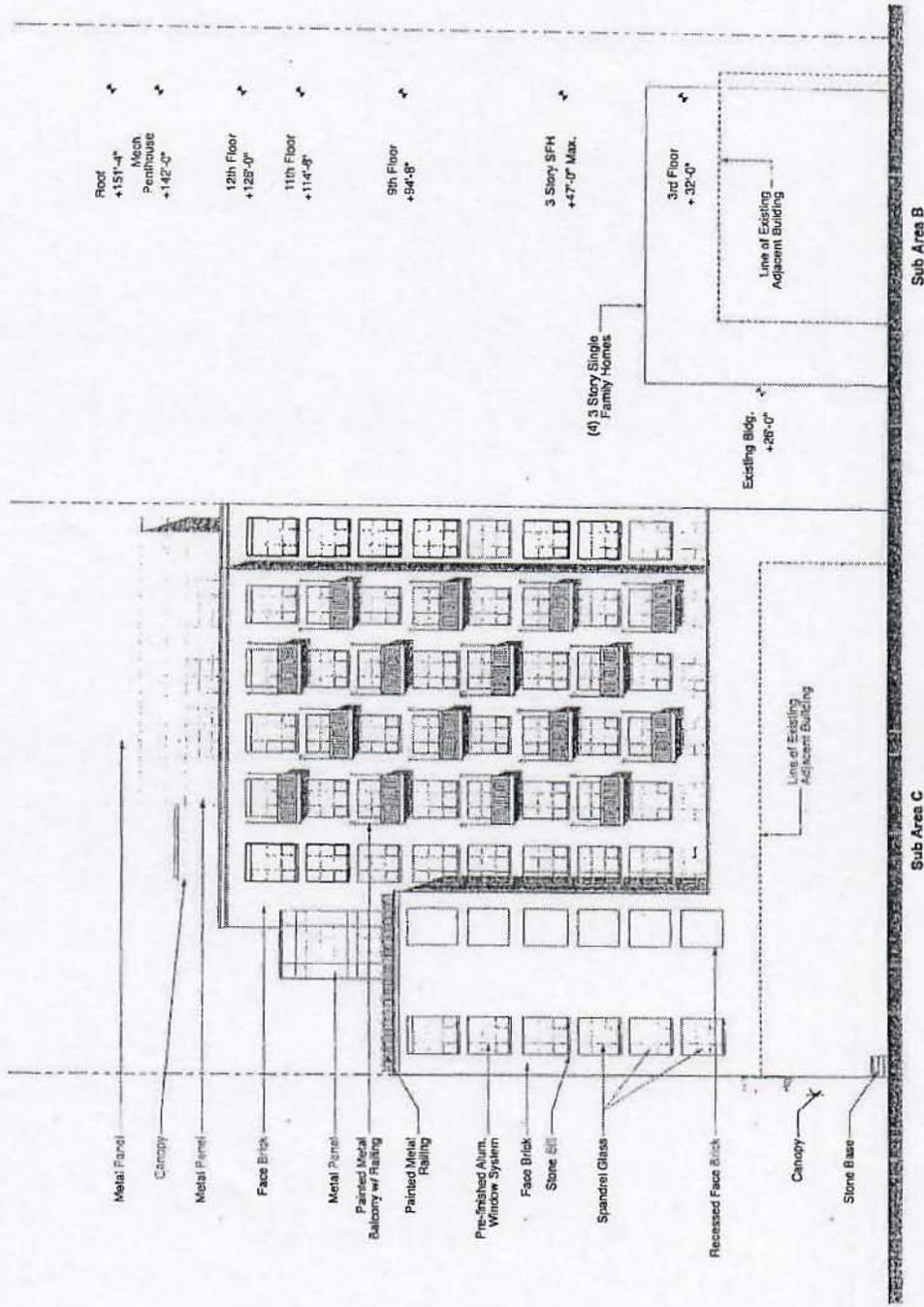


Site Plan
 Scale: 1" = 20'
 N

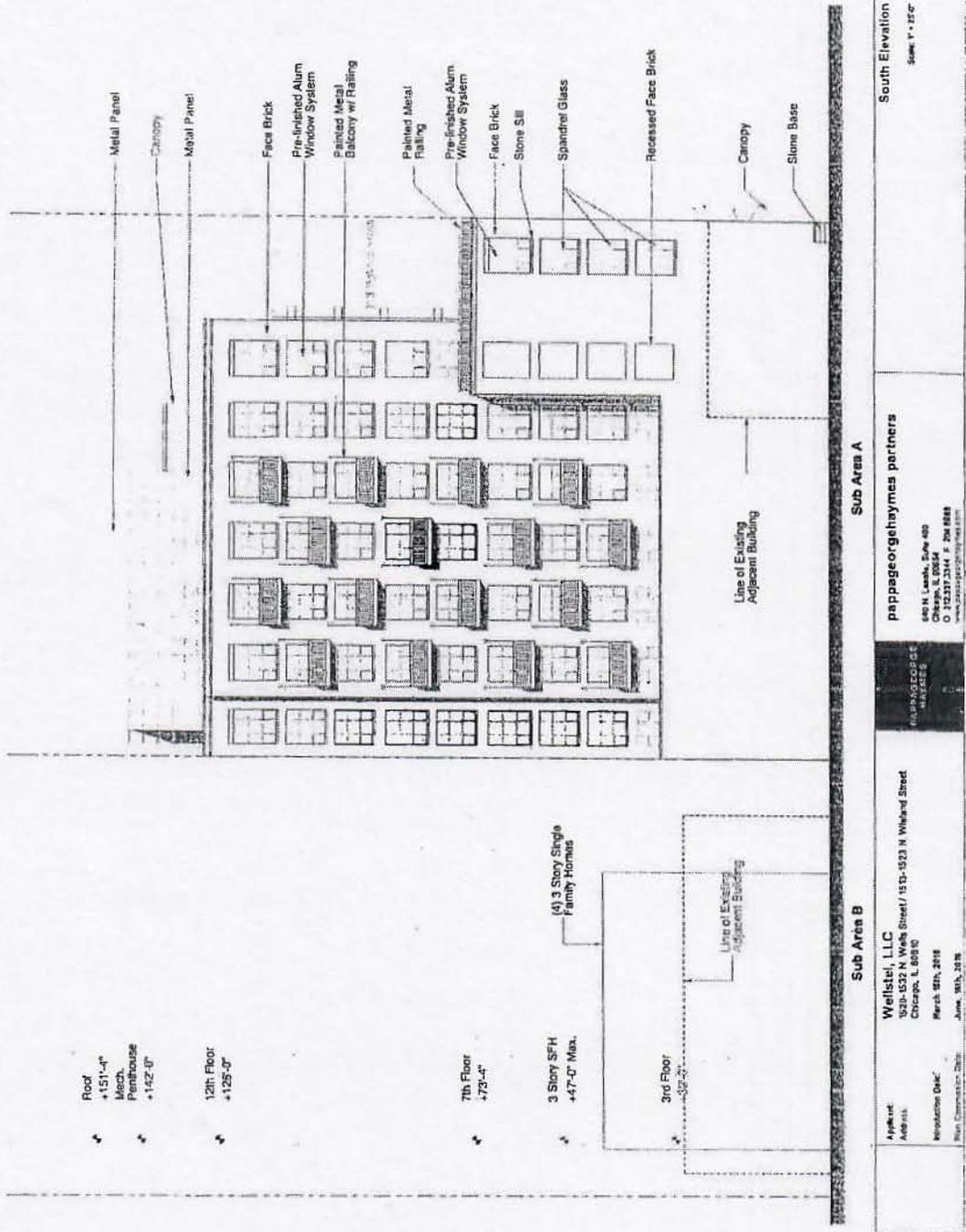
Wellstel, LLC
 535-533 N. Wells Street, 101-103 W. Weiland Street
 Chicago, IL 60610
 Patrick W. H. Smith
 June 16th, 2016

pappageorgehaymes partners
 600 N. LaSalle, Suite 200
 Chicago, IL 60610
 O 312.337.3344 F 312.419.995
 www.pappageorgehaymes.com

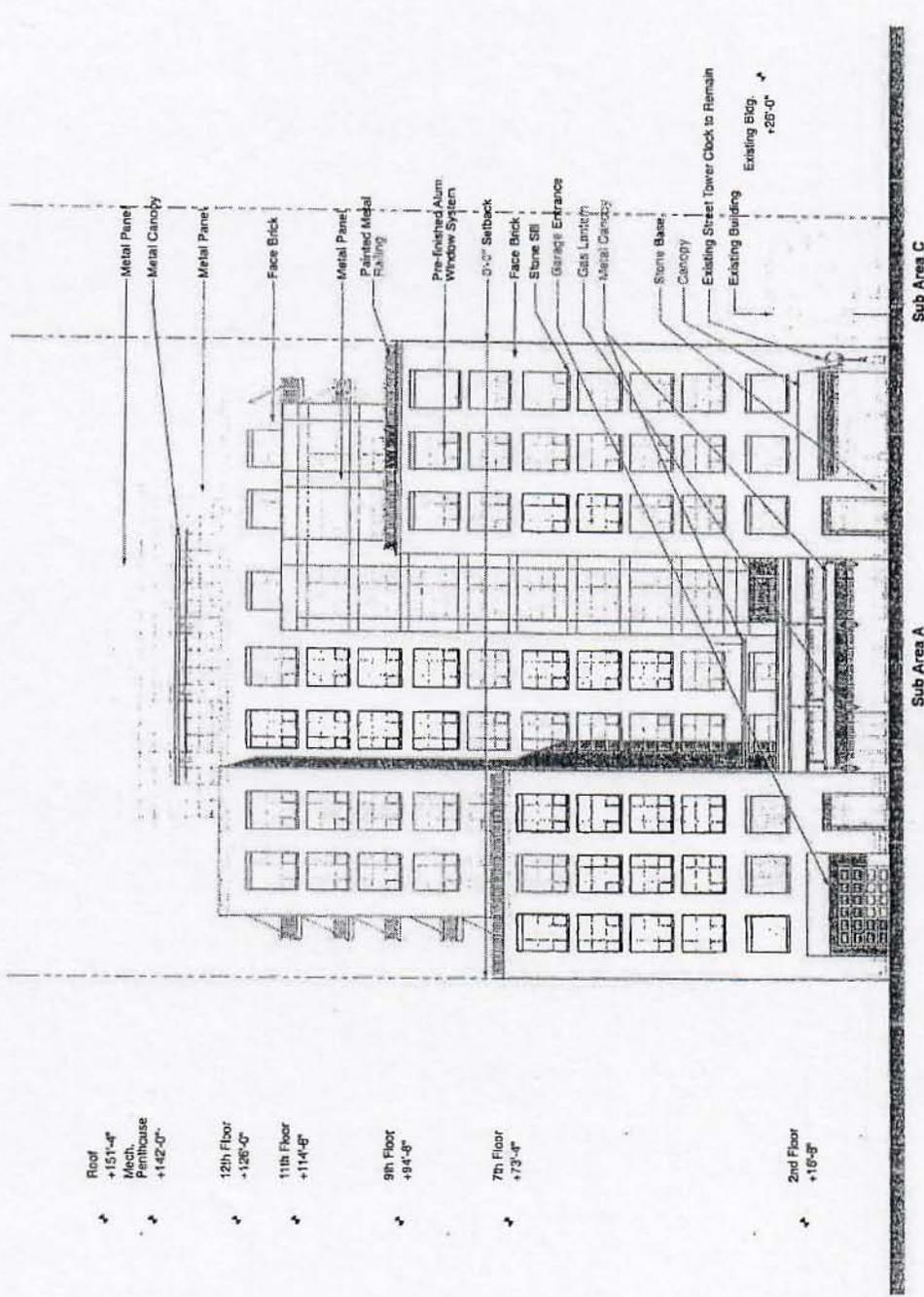
APPLICANT:
 Address: 535-533 N. Wells Street, 101-103 W. Weiland Street
 Chicago, IL 60610
 Introduction Date: June 16th, 2016
 Plan Preparation Date: June 16th, 2016



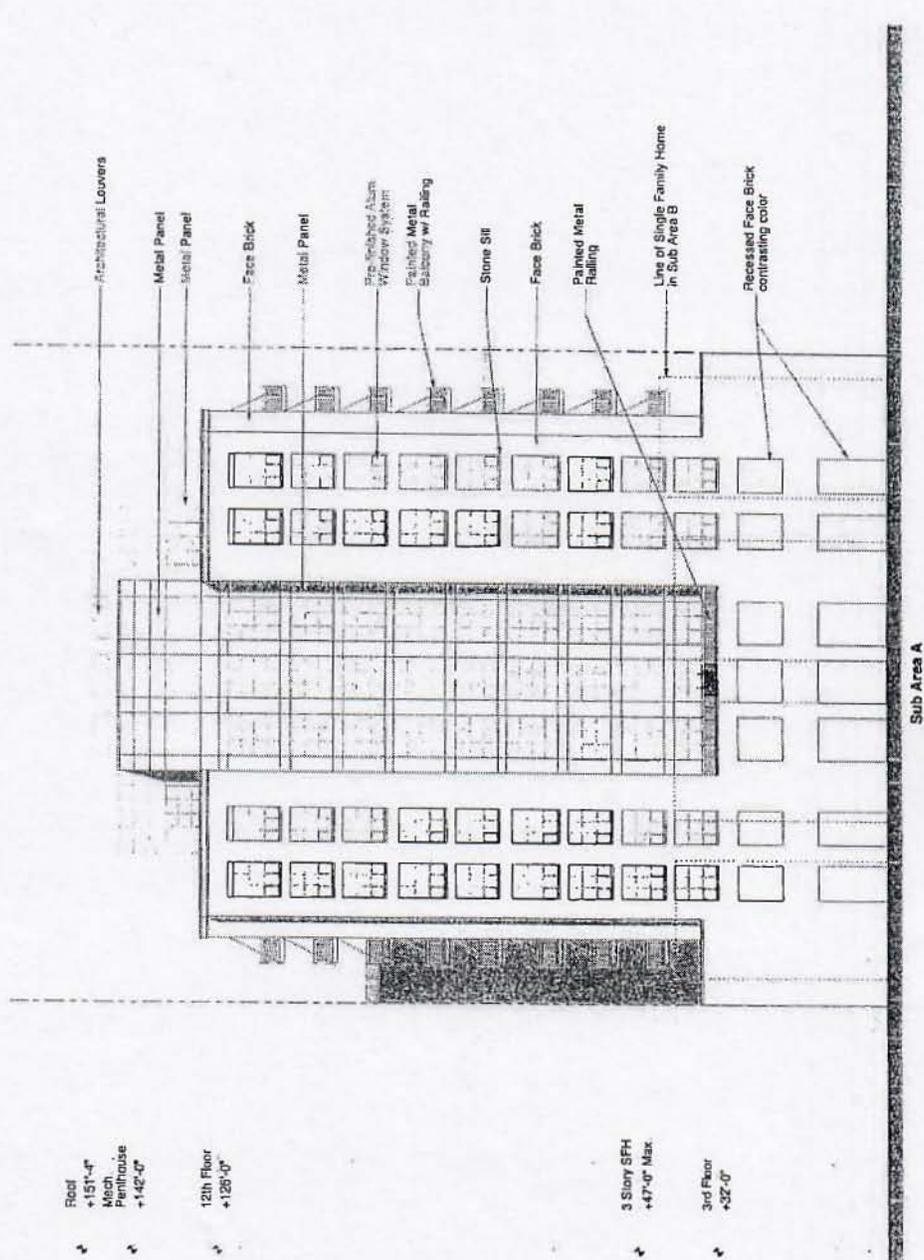
<p>Wellstel, LLC 1920-1932 N. Wells Street / 1513-1623 N. Wabash Street Chicago, IL 60610 March 18th, 2016 Per Commission Draw</p>	<p>pappageorgehaymes partners 500 N. LaSalle Street 400 Chicago, IL 60610 O 312.377.3244 F 304.6988 www.pappageorgehaymes.com</p>	<p>APPROVALS NORTH ELEVATION Scale: 1" = 32'</p>
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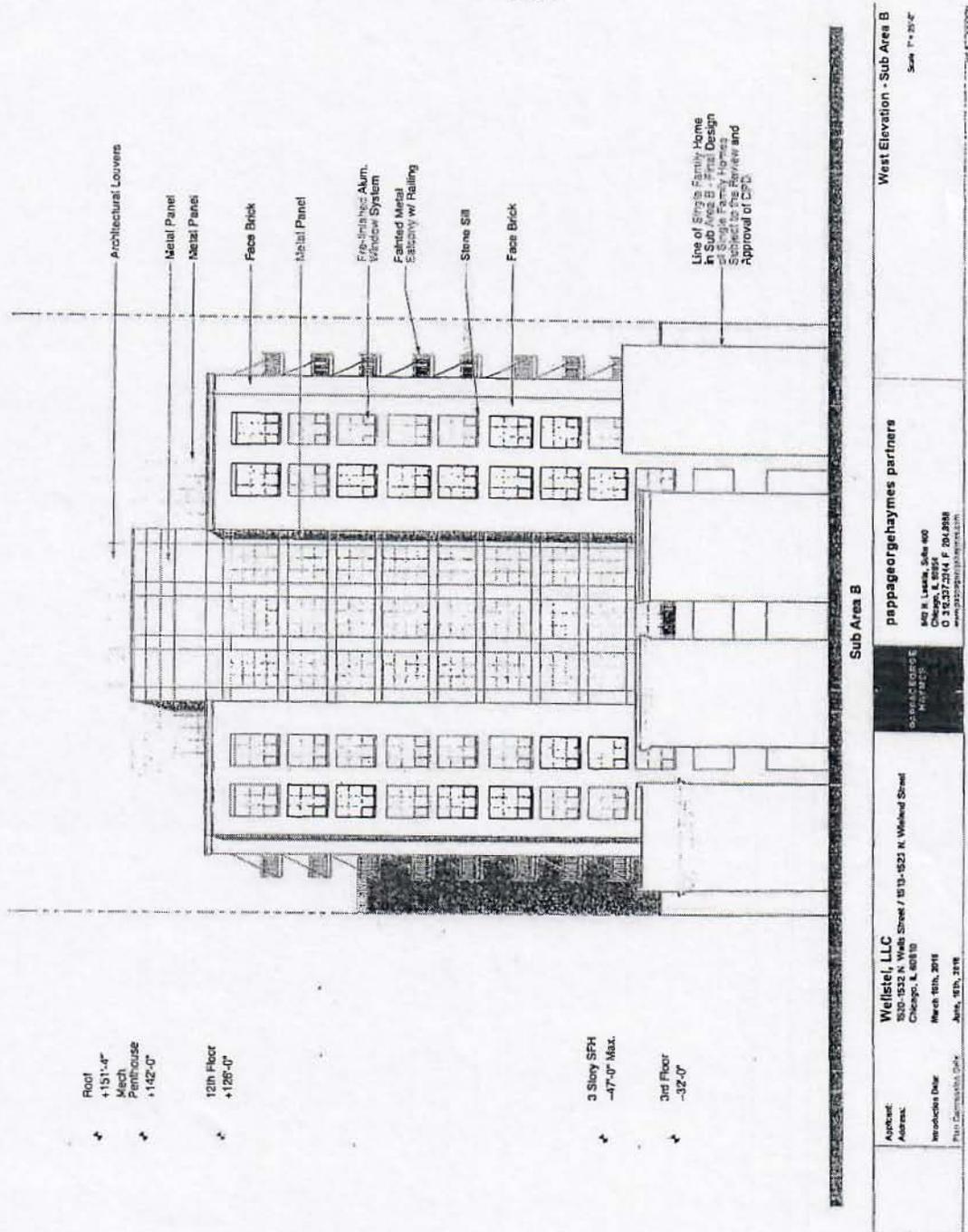
<p>Applied Address Revision Date: Rev. Description: Date</p>	<p>Wellstel, LLC 923-532 N. Wells Street / 150-1523 N. Willow Street Chicago, IL 60610 March 25th, 2016 Arch. 2015, 2016</p>	<p>pappageorgehaymes partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.2344 F 312.688.8888 www.pappageorgehaymes.com</p>	<p>South Elevation Scale: 1" = 12'-0"</p>
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<p>Wellstel, LLC 1520-1522 N. Wells Street / 1513-1523 N. Wells Street Chicago, IL 60610 March 15th, 2015 Per Commission Staff: Jan. 15th, 2015</p>	<p>pappageorgehaymes partners 642 N. LaSalle, Ste. 400 Chicago, IL 60654 C 312.337.3344 F 312.488.8888 www.pappageorgehaymes.com</p>	<p>East Elevation Scale: 1" = 12'-0"</p>
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<p>Wellstel, LLC 1520-1532 N. Wells Street / 1513-1523 N. Weiland Street Chicago, IL 60610 March 16th, 2016 Arch. 21th, 21st</p>	<p>peppageorgeghymes partners 540 N. LaSalle, 5th Fl. - 000 Chicago, IL 60610 O 312.337.3334 F 312.338.1111 www.peppageorgeghymes.com</p>	<p>West Elevation - Sub Area A Scale: 1" = 20'-0"</p>
<p>Application Address: Introduction Date: Plan Commission Date:</p>	<p>Project Address: Introduction Date: Plan Commission Date:</p>	<p>Project Name: Introduction Date: Plan Commission Date:</p>





OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

May 20, 2019

Anna Valencia
City Clerk
Room 107, City Hall
Chicago, IL 60602

Dear Ms. Valencia:

I transmit herewith for filing Executive Order No. 2019-2, which I have signed this date.

Your prompt attention to this matter is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori E. Lightfoot".

Mayor





OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

Executive Order No. 2019-2

WHEREAS, the City of Chicago should grant permits and licenses and take other departmental actions based solely on the public interest, in accordance with clear, consistently-enforced standards, procedures, and the rule of law; and

WHEREAS, public trust and transparency are paramount to the proper function, administration, and legitimacy of City government; and

WHEREAS, many aldermen can and do provide valuable input to departments, as aldermen should know and understand the needs of their wards and should provide information and advice to City departments to enable those departments to carry out their departmental duties and thereby be more responsive to Chicago residents; and

WHEREAS, the historic practice of allowing "aldermanic prerogative" to influence departmental actions has led to abuse, a source of corruption and mistrust, and thereby undermined the legitimacy of government in the eyes of the public; and

WHEREAS, the abuse of aldermanic prerogative has created unnecessary and, in some instances, illegal hurdles to accessing basic City services; now, therefore,

I, LORI E. LIGHTFOOT, Mayor of the City of Chicago, do hereby order as follows:

1. Purpose

The purpose of this Order is to identify where departments, not required by any law, defer to "aldermanic prerogative" and to direct departments to cease each and every such practice. The Order preserves the critical ability and responsibility of aldermen in their official representative capacity to provide meaningful input and information when relevant to the decision-making practices of City departments. Where it is ambiguous whether the Municipal Code of Chicago requires a department to defer to "aldermanic prerogative," the Order provides a procedure for the prompt resolution of such ambiguities.

2. Definitions

"Aldermanic input" or "input" means verbal or written information, submitted by an alderman to a department, concerning a factor that is relevant to departmental decision-making.

"Aldermanic prerogative" means the power of an alderman to unilaterally approve, affirm, block, or veto a departmental decision, whether such power is granted or required by the Municipal Code of Chicago or by tradition or custom.

"City department" or "department" means any city department, agency, office, administrative unit, commission, board, advisory committee or other division of the government of the City within or under the official jurisdiction of the executive branch.

"Decision-making" or "decision" means any determination, approval, denial, or other action by a department resulting in the grant or denial of an official application such as a permit or license application.

"Decision-making practice(s)" or "practice(s)" means the method, procedure, or system employed by a department to engage in decision-making.

"Deference" or "defers" means any departmental decision-making practice that permits an alderman to exercise aldermanic prerogative.

"Required by the Municipal Code of Chicago" means a prerequisite made expressly compulsory by the Municipal Code of Chicago, the Building Code, or the Zoning Code.

3. Reform Aldermanic Prerogative

a. As soon as practicable, no department shall defer to aldermanic prerogative in their decision-making practice unless expressly required by the Municipal Code of Chicago. Each department shall update any and all department procedures, practices, and materials to reflect this change no later than 60 days following this Order. Each department shall submit a report describing these changes, as provided in Section 4.c. Nothing in this Order affects department decisions that took effect prior to the date of this Order.

b. Nothing in this Order shall be construed to prevent aldermen from submitting input to departments regarding decision-making.

c. When engaged in decision-making, departments shall consider aldermanic input as an important source of information, but shall not be bound by that input or by any attempt by an alderman to otherwise exercise aldermanic prerogative over decision-making.

d. Whenever a department receives input from an alderman in a decision-making practice that does not require deference to aldermanic prerogative as a matter of law, any such input must be memorialized in writing.

4. Sixty-Day Report

Sixty days following the date of this Order, each department shall provide a written report to the Mayor describing, in detail, the following:

- a. Any and all historical decision-making practices, identified by the department, in which the department has deferred to aldermanic prerogative as a matter of custom or practice, but which deference is not otherwise required by the Municipal Code of Chicago;
- b. Any decision-making practices in which the departmental deference to aldermanic prerogative is required by the Municipal Code of Chicago;
- c. All steps the department took to enact the mandate of this Order, including but not limited to changes to forms, revisions to instructions for approval, establishment of maximum time periods by which a proposal must be approved or denied, or establishment of fact-based, objective criteria by which decisions should be made;
- d. A description of how the department henceforth receives and considers aldermanic input in its revised decision-making practice; and
- e. Any obstacles or impediments to the prompt implementation of this executive order.

The commissioner or chief executive of the department shall affirm, after careful review, that the contents of the report are true and accurate. If the department is uncertain whether the deference to aldermanic prerogative is required by the Municipal Code of Chicago, the department shall request the assistance of the Department of Law to resolve the uncertainty as soon as possible.

5. Compliance

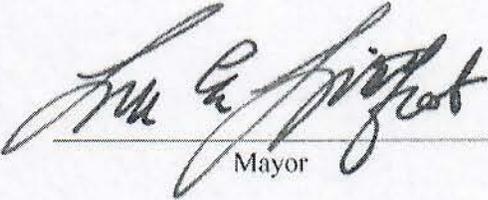
Any individual or entity who (i) seeks a decision from a department, and (ii) disputes a department's decision that deference to aldermanic prerogative is required by the Municipal Code of Chicago, may notify the Corporation Counsel, in writing. The Corporation Counsel or a designee shall respond to the individual and the department as soon as possible, but no later than 90 days after receipt of notice. If the Corporation Counsel reaches a different conclusion than the department, the department shall adopt the position of the Corporation Counsel and update its decision-making accordingly.

6. General

Nothing in this Order shall be construed to create a private right of action to enforce any provision of this Order. Failure to comply with any provision of this Order shall not result in any liability to the City.

7. Effective Date

This Order shall take effect upon its execution and filing with the City Clerk.



Mayor

Received and filed May 20, 2019

City Clerk

Executive Order No. 97-1

WHEREAS, a representative form of government is dependent on the trust of the people in their public officials; and

WHEREAS, the citizens of Chicago are entitled to representation by public officials who act and conduct themselves in a manner exhibiting high ethical standards; and

WHEREAS, in order to promote public confidence in government and its decision-making, it is necessary that public officials adhere to the highest ethical standards and avoid transactions and circumstances that may compromise or appear to compromise the independence of official judgment; now, therefore

I, RICHARD M. DALEY, Mayor of the City of Chicago, do hereby order as follows:

1. Definitions

Whenever used in this order, the following terms shall have the meanings given them in Chapter 2-156 of the Municipal Code of Chicago:

- (a) city contractor;
- (b) doing business;
- (c) financial interest;
- (d) employee;
- (e) person;
- (f) seeking to do business;
- (g) contract management authority.

Whenever used in this order, "business relationship" means any contractual or other private business dealing of an employee with a person or entity which entitles the employee to compensation or payment in the amount of \$2,500 or more in a calendar year; provided, however, that the exclusions applicable to a "financial interest" shall apply with respect to business relationship. "Ownership interest" means any interest representing more than 5 percent of a corporation, partnership, sole proprietorship, firm, enterprise, franchise, organization, holding company, joint stock company, receivership, trust, or any legal entity organized for profit; provided, however, that ownership interest does not mean any ownership through purchase at fair market value or inheritance of less than one percent of the shares of a publicly traded corporation.



2. Certain business relationships prohibited/disclosure requirements

(a) No non-clerical employee of the Office of the Mayor, or any member of the Mayor's security detail, or entity in which such persons have a financial interest, shall have any employment relationship with any entity other than the city, nor shall such persons have a financial interest, as set forth in section 2-156-010. (1), in any business. No spouse of such employee shall do business with the city or a sister agency of the city, or have an ownership interest in any entity doing or seeking to do business with the city or a sister agency of the city, or in any entity that is a subcontractor on any city contract, or on the contract of a sister agency of the city.

(b) (i) No employee of any other executive department or agency, or entity in which such an employee has a financial interest, shall have any employment or business relationship with any person who is doing business with the city if the employee exercises contract management authority with respect to that person's business with the city. No spouse of such employee shall have a financial interest in any contract when the employee exercises contract management authority with respect to that contractor's city business. The ownership interest of the spouse of any employee in any entity that has a contract with a person doing other city business shall be disclosed to the Board of Ethics by the employee, on a form to be prescribed by the Board, on or before May 1 of each year. (ii) No department or agency head shall have any employment relationship with any entity other than the city, nor shall such persons have an business relationship with any person doing business with the city.

(c) For purposes of this section 2, the term "sister agency of the city" shall include the the Chicago School Reform Board of Trustees or the successor Chicago Board of Education, the Board of Trustees of Community College District 508, the Chicago Transit Authority, the Chicago Park District, the Metropolitan Pier and Exposition Authority, and the Public Building Commission.

3. Certain loans prohibited

No employee, or the spouse of an employee, or entity in which an employee or his or her spouse has a financial interest, shall apply for, solicit, accept or receive a loan of any amount from any person who is either doing business or seeking to do business with the city; provided, however, that nothing in this section prohibits application for, solicitation for, acceptance of or receipt of a loan from a financial lending institution, if the loan is negotiated at arm's length and is made at a market rate in the ordinary course of the lender's business.

4. Recommendation of business associates prohibited

No employee shall recommend, retain or hire as a city employee

or city contractor any person with whom the employee has a business relationship.

5. Disclosure concerning city contracts

(a) All contracts and leases shall be accompanied by a disclosure of the name and business address of each attorney, lobbyist, accountant, consultant, or any other person who was retained by the contractor with respect to that contract or lease, and the fee paid to such person, or an estimate of fees to be paid in relation work performed with respect to the contract or lease; provided, however, that this section does not apply to employees of the contractor; provided further that the disclosure of fees shall not be required if such disclosure is not allowed under state law.

(b) Information regarding the disclosure of ownership interests of entities seeking city approval, as required to be disclosed in chapter 2-154 of the Municipal Code, shall be made available for public inspection and copying in the department or agency responsible for the matter in which disclosure statements are filed. Disclosure statements relating to matters submitted to the City Council shall be made available prior to any committee hearing concerning the matter.

6. Duties of department heads

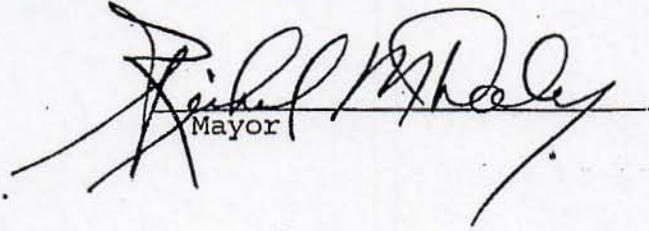
(a) The Commissioner of Personnel shall prepare an amendment to the Personnel Rules of the City of Chicago incorporating the provisions of Sections 1 through 4 of this Order.

(b) The head of every executive department and agency shall inform the employees within the department or agency of the provisions of this order.

7. Effective date

This order takes effect on December 1, 1997; Section 5 (a) shall apply to contracts advertised on or after December 1, 1997.

Done at Chicago this 29th day of October, 1997.


Mayor

Received October _____, 1997.

CITY
1997 OCT 27 2:23
JAMES
CITY CLERK

City Clerk

change.org

Recipient: Chicago's residents, Old Town residents. And families with children in Old Town schools

Letter: Greetings,
Help stop hotel on Wieland Street



Signatures

Name	Location	Date
Colleen Murphy	Chicago, IL	2020-01-22
Jodi Stuart	Chicago, IL	2020-01-22
Leo Wiggins	Chicago, IL	2020-01-22
alan vanderbilt	Chicago, IL	2020-01-22
Maureen Brusznicki	Chicago, IL	2020-01-22
colleen Angell	Loganville Ga, GA	2020-01-22
Paul Murphy	Rochester, MI	2020-01-22
Carrie Gleason	Littleton, CO	2020-01-22
Peggy Lanigan	Chicago, IL	2020-01-22
Evan Hall	Chicago, IL	2020-01-22
Renee MacFarland	Louisville, KY	2020-01-22
Tracey Hall	Frankfort, IL	2020-01-22
Bryan Guerrero	Greensboro, US	2020-01-22
Matt Blauvelt	Henrico, VA	2020-01-22
Laurie Nelson	Chicago, IL	2020-01-22
Aidan Lynch	Chicago, IL	2020-01-22
Tara Healy	Chicago, IL	2020-01-22
Lesley Connor	Chicago, IL	2020-01-22
Christine Mahoney	Chicago, IL	2020-01-22
Beth Mueller	Chicago, IL	2020-01-22

Name	Location	Date
Jennifer Breen	Chicago, IL	2020-01-22
Carrie Gleason	Sedalia, US	2020-01-22
Harriett Kelley	Chicago, IL	2020-01-22
Ben Brown	Chicago, IL	2020-01-22
Lisa Rrznick	Chicago, IL	2020-01-22
Brett Velez	Chicago, IL	2020-01-22
Gina Tallarico	Milwaukee, WI	2020-01-22
Robert Douglas	Chicago, IL	2020-01-22
Kevin Brown	Chicago, IL	2020-01-22
Marjorie Marino	CHICAGO, IL	2020-01-22
Iwona Brettner	Chicago, IL	2020-01-22
Lauren O'Neill	Chicago, IL	2020-01-22
Lizbeth Tello	Chicago, IL	2020-01-22
Erica Hullinger	Chicago, IL	2020-01-22
Lori Sullivan	Chicago, IL	2020-01-22
April Tantaro	Chicago, IL	2020-01-22
Sarah DiDavide	New York, NY	2020-01-22
Karen Jacobson	Chicago, IL	2020-01-22
John Pickford	Chicago, IL	2020-01-22
James Tantaro	chicago, IL	2020-01-22
Patricia Cronert	Chicago, IL	2020-01-22
Leisa Hamidi	Chicago, IL	2020-01-22

Name	Location	Date
Catherine Mellon	Chicago, IL	2020-01-22
Natalie Greer	Chicago, IL	2020-01-22
Julie O'Malley	Chicago, IL	2020-01-22
Melanie Douglas	Chicago, IL	2020-01-22
Julie Viancourt	Chicago, IL	2020-01-22
Cathy Cassell	Chicago, IL	2020-01-22
Maria Scandariato	Chicago, IL	2020-01-22
Amy Rivera	Chicago, IL	2020-01-22
Justin Meyers	Chicago, IL	2020-01-22
Jennifer Breen	Chicago, IL	2020-01-22
Zachary Schultz	Chicago, IL	2020-01-22
Christopher Marino	Chicago, IL	2020-01-22
Shelley Howard	Chicago, IL	2020-01-22
Christine Cote	Chicago, IL	2020-01-22
Anita No	Chicago, IL	2020-01-22
Karen McClintock	Huntley, IL	2020-01-22
Tom Mitchell	Phoenix, AZ	2020-01-23
Flavia Lamberghini	Chicago, IL	2020-01-23
amy mcintyre	Chicago, IL	2020-01-23
Vince Manone	Chicago, IL	2020-01-23
Karen Thorpe	Chicago, IL	2020-01-23
Andrea Randall	Chicago, IL	2020-01-23

Gary Johnson

Effingham, US

2020-01-23

Spencer

Chicago, IL

2020-01-23

Name	Location	Date
Judy D'Amour	Itasca, IL	2020-01-23
Mina Rezk	Chicago, IL	2020-01-23
Michael Cote	Chicago, IL	2020-01-23
Pat Leshinski	Naples, FL	2020-01-23
Laura Walker	Chicago, IL	2020-01-23
Suzanne Domaracki	Chicago, IL	2020-01-23
Therese O'Brien	Chicago, IL	2020-01-23
Alli MCGovern	Chicago, IL	2020-01-23
Inna Elterman	Chicago, IL	2020-01-23
Saran Horwell	Chicago, IL	2020-01-23
Vadim Goshko	Detroit, MI	2020-01-23
anna meytina	Chicago, IL	2020-01-23
Ebony Andry	Chicago, IL	2020-01-23
Tony Piggott	Chicago, IL	2020-01-23
Kim Holtrop	Chicago, IL	2020-01-23
Vadim Kilimnik	Northbrook, IL	2020-01-23
Simon Horwell	Chicago, IL	2020-01-23
Joleen Haran	Chicago, IL	2020-01-23
Iris Dunmore	Chicago, IL	2020-01-23
Jennifer Ackerman	Chicago, IL	2020-01-23
Astrid Doyel	Chicago, IL	2020-01-23
Lev Elterman	Chicago, IL	2020-01-23

Name	Location	Date
Suzin Kadish	Chicago, IL	2020-01-23
Karen Pickford	Chicago, IL	2020-01-23
Brian Domingo	Chicago, IL	2020-01-23
Alexandra Sino	Chicago, IL	2020-01-23
Dana Erickson	Chicago, IL	2020-01-23
Raegan Lindeke	Chicago, IL	2020-01-23
Alexandra Belcher	US	2020-01-23
Andrew Finley	Ballwin, MO	2020-01-23
carolyn hurst	elmwood park, IL	2020-01-23
Maureen Powers	Chicago, IL	2020-01-23
Karen Crowley	Chicago, IL	2020-01-23
Dee Thompson	Chicago, IL	2020-01-23
Kelly Kaveney	Chicago, IL	2020-01-23
Alexandra Mesghina	Elk Grove, CA	2020-01-23
Jill May	Chicago, IL	2020-01-23
Patrick Carey	Philadelphia, US	2020-01-23
Sarah Harrison	Chicago, IL	2020-01-23
austin ward	Albany, OR	2020-01-23
Megan Addington	Chicago, IL	2020-01-23
Koifman Marina	Buffalo Grove, IL	2020-01-23
Jennifer Sender	Chicago, IL	2020-01-23
Darci Grum	Chicago, IL	2020-01-23

Name	Location	Date
Kimberly Mafrici	Chicago, IL	2020-01-23
Agnieszka Chapman	Chicago, IL	2020-01-23
Jay Liboon	Chicago, IL	2020-01-23
Amy Ellis	Chicago, IL	2020-01-23
Van Pezzello	Chicago, IL	2020-01-23
Susan conger-austin	Chicago, IL	2020-01-23
Francis Fullam	Chicago, IL	2020-01-23
Elizabeth Donovan	Chicago, IL	2020-01-23
Bryan Stuart	Chicago, IL	2020-01-23
chris brusznicki	Chicago, IL	2020-01-23
Veronica Robie	Chicago, IL	2020-01-23
Corey Jacobson	Chicago, IL	2020-01-23
Jennifer Kotecki	Chicago, IL	2020-01-23
Dan Anderson	Chicago, IL	2020-01-23
Scott Leshinski	Chicago, IL	2020-01-23
Nicole Schroeder	Chicago, IL	2020-01-23
Jacqueline Fuhrmann	Chicago, IL	2020-01-23
anthony olesky	Saint Clair Shores, US	2020-01-23
Michelle Pastrana	Chicago, IL	2020-01-23
Gladys Domingo	Crest Hill, IL	2020-01-23
Carlos Terrazas	Chicago, IL	2020-01-23
Colleen Stevens	Chicago, IL	2020-01-23

Name	Location	Date
Marina Ashiotou	Chicago, IL	2020-01-23
Jonathan Flaum	Chicago, IL	2020-01-23
Lauren Love	Chicago, IL	2020-01-23
Lynne Weil	Chicago, IL	2020-01-23
Marciano Siniscalchi	Evanston, IL	2020-01-23
Rhines Daniel and Janet	Zihuatanejo, Mexico	2020-01-23
Amy Degnan	Chicago, IL	2020-01-23
Joan McDonald	Chicago, IL	2020-01-23
Dan Braasch	Chicago, IL	2020-01-23
Michael Thompson	Chicago, IL	2020-01-23
Cherie May	Chicago, IL	2020-01-23
Kathy Saines	Chicago, IL	2020-01-23
Katrina Crane	Chicago, IL	2020-01-23
Robert Weil	Chicago, IL	2020-01-23
Richard Schroeder	Chicago, IL	2020-01-23
Pam Rueve	Chicago, IL	2020-01-23
Blaine Lesnik	Chicago, IL	2020-01-23
Mark Zycinski	Chicago, IL	2020-01-23
Lauren Phillips	Chicago, IL	2020-01-23
thomas morrisey	Chicago, IL	2020-01-23
Marina Christiansen	Chicago, IL	2020-01-23
Gina Mancari	Chicago, IL	2020-01-23

Name	Location	Date
Natasha Mraz	Chicago, IL	2020-01-23
Rubeena Hussain	Missouri City, US	2020-01-23
Josh Clark	Mauldin, US	2020-01-23
Corinne Mclinden	Chicago, IL	2020-01-23
Karen Peterson	Chicago, IL	2020-01-23
Laurel Hall	Chicago, IL	2020-01-23
Robert Stuart	Chicago, IL	2020-01-23
Lynne Schatz	Chicago, IL	2020-01-23
Jennifer Shimp	Chicago, IL	2020-01-23
Susan Bredemann	Chicago, IL	2020-01-23
Joe Rueve	Kansas City, MO	2020-01-23
Henedina Canero	Chicago, IL	2020-01-23
Birgitte Normolle	Chicago, IL	2020-01-23
Sally McPherrin	Chicago, IL	2020-01-23
Logan Ritter	Wataga, IL	2020-01-23
Stephanie Bellew	Chicago, IL	2020-01-23
Mary Ruhana	Chicago, IL	2020-01-23
Christopher Baccam	Chicago, IL	2020-01-23
autumn nicole	Denver, US	2020-01-23
Theresa Bicanic	Chicago, IL	2020-01-23
Michael Smith	Chicago, IL	2020-01-23
Lisa Lindemann	Chicago, IL	2020-01-23

Name	Location	Date
Shannon Kenny	Chicago, IL	2020-01-23
Marc Claussen	Chicago, IL	2020-01-23
Sue Pajakowski	Chicago, IL	2020-01-23
Karl Miller	Chicago, IL	2020-01-23
Lindsey Daly	Chicago, IL	2020-01-23
Madeline Nissen	Chicago, IL	2020-01-23
annie daly	chicago, IL	2020-01-23
Allie Roeber	Chicago, IL	2020-01-23
Emily Miller	chicago, IL	2020-01-23
Lisa Whalen	Chicago, IL	2020-01-23
Pamela Murino	Chicago, IL	2020-01-23
Jamea Palmich	Chicago, IL	2020-01-23
Nancy Schlack	Chicago, IL	2020-01-23
Michelle Schlack	Chicago, IL	2020-01-23
Bridett Klopp	West Lafayette, US	2020-01-23
Brian Nolan	Chicago, IL	2020-01-23
Sejin Jung	Chicago, IL	2020-01-23
Rachel Kowalski	Chicago, IL	2020-01-23
Lori Clements	Downers Grove, IL	2020-01-23
Bob Friedman	Chicago, IL	2020-01-24
Raj Dhami	Chicago, IL	2020-01-24
Michelle Rudas	Chicago, IL	2020-01-24

Name	Location	Date
Jamie Hull	Chicago, IL	2020-01-24
Renata Bober	Chicago, IL	2020-01-24
Richard Grossman	Chicago, IL	2020-01-24
Amanda Losquadro	Chicago, IL	2020-01-24
Robin Sladen	Chicago, IL	2020-01-24
Linda Konitz	Chicago, IL	2020-01-24
Joel Cornfeld	Chicago, IL	2020-01-24
Tim Healy	Hoboken, NJ	2020-01-24
Nick Madsen	Chicago, IL	2020-01-24
Bob Anderson	Chicago, IL	2020-01-24
Katie Clark	Chicago, IL	2020-01-24
Robin Marks	Chicago, IL	2020-01-24
Thomas Kiser	Chicago, IL	2020-01-24
Luke Luhrsen	Chicago, IL	2020-01-24
Alexis Cirrincione	Chicago, IL	2020-01-24
Antoniette Mechavich	Chicago, IL	2020-01-24
Mike Rossmeier	Chicago, IL	2020-01-24
Jessica Gonzalez	Chicago, IL	2020-01-24
Leo Higgins	Chicago, US	2020-01-24
Dina Bukhman	Glencoe, IL	2020-01-24
Judith Rodriguez	Chicago, IL	2020-01-24
Melinda Kramer	Chicago, IL	2020-01-24

Name	Location	Date
Allison Herman	Chicago, IL	2020-01-24
Jenny Novakovic	Chicago, IL	2020-01-24
Frances Besztery	Chicago, IL	2020-01-24
Craig Ziegler	Chicago, IL	2020-01-24
roberta zabel	Chicago, IL	2020-01-24
Rosemary Mancari	Orland Park, IL	2020-01-24
Patricia Tucker-Ladd	Chicago, IL	2020-01-24
Solomon Melesse	Chicago, US	2020-01-24
Mary Lou Burnis	Chicago, IL	2020-01-24
Caryn Block	Chicago, IL	2020-01-24
Jane Dewey	Chicago, IL	2020-01-24
Sarah Hughes	San Antonio, US	2020-01-24
Amy Cheronis	Chicago, IL	2020-01-24
catherine moran	Chicago, IL	2020-01-24
Suzanne Kane	Chicago, IL	2020-01-24
Sam Keir	Shawnee, US	2020-01-24
samantha neff	Chicago, IL	2020-01-24
Stephanie Reedy	Chicago, IL	2020-01-24
Michele de St Aubin	Chicago, IL	2020-01-24
Victoria Sennabaum	Chicago, IL	2020-01-24
Delanie Beadle	Chicago, IL	2020-01-24
Janee Luhrsen	Chicago, IL	2020-01-24

Name	Location	Date
Jim Peltason	Chicago, IL	2020-01-24
Paul Wierbicki	Chicago, IL	2020-01-24
Steve Harrison	Chicago, IL	2020-01-24
Christopher McGuire	Chicago, IL	2020-01-24
Anzhelika Litvak	Chicago, IL	2020-01-24
Kathleen Farrell	Chicago, IL	2020-01-24
JILL QUIST	Chicago, IL	2020-01-24
April Meijer	Chicago, IL	2020-01-24
Jamie Cusick	Mokena, IL	2020-01-24
Gianna Cerulli	US	2020-01-24
Charles Wasserman	Chicago, IL	2020-01-24
Neighborhood Association of Old Town (NAOT)	Chicago, IL	2020-01-24
Teresa McCall	Chicago, IL	2020-01-24
Cristina Riordan	Chicago, IL	2020-01-24
MARY RIELLY	Chicago, IL	2020-01-24
Christine Accavitti	San Jose, CA	2020-01-24
Carol Dorf	Chicago, IL	2020-01-25
Marla Gillett	US	2020-01-25
Cole Hessman	Silver Spring, US	2020-01-25
David Murphy	Chicago, IL	2020-01-25
Kelly Nyhan	Chicago, IL	2020-01-25

Name	Location	Date
Karl Hjerpe	Chicago, IL	2020-01-25
Mark Murphy	Chicago, IL	2020-01-25
Jamin Garbutt	US	2020-01-25
Melissa Banks Melissahbanks@yahoo.com	Asheville, US	2020-01-25
Kim McMillion	Wheaton, US	2020-01-25
Megan Vickers	Mamou, US	2020-01-25
Tiffany Myers	Las Vegas, US	2020-01-25
Gonzalo Arreola Jr.	Chicago, US	2020-01-25
Jaime Jackson	Moberly, US	2020-01-25
Laurie chlebek	Levittown, US	2020-01-25
Scott Studner	Chicago, IL	2020-01-25
Alexandra Harris	Chicago, IL	2020-01-25
Lyn Kaufman	Chicago, IL	2020-01-25
Sharon W. Wellman	Bonita Springs, FL	2020-01-25
Colleen Hogan	US	2020-01-25
GachaMer -w-	US	2020-01-25
Martha Cassens	Chicago, IL	2020-01-25
Linda Leahy	Rosemont, IL	2020-01-25
Nolan Rice	Hershey, US	2020-01-25
Herman Whiterabbit	Madison, US	2020-01-25
Michael Siegel	Chicago, IL	2020-01-25

Name	Location	Date
jeff goldberg	Chicago, IL	2020-01-26
Joey Kyle	Campbell, US	2020-01-26
Sarvesh Soi	Chicago, IL	2020-01-26
James Rielly	Chicago, IL	2020-01-26
Paul Klebon	Chicago, IL	2020-01-26
Kelly Gall	Chicago, IL	2020-01-26
Carlos Menendez	Chicago, IL	2020-01-26
Laura Conte	Stroudsburg, PA	2020-01-26
Adam Kaluba	Burleson, US	2020-01-26
Olatz Ceberio	Spain	2020-01-26
Alice Huff	Chicago, IL	2020-01-26
Melissa King	Chicago, IL	2020-01-27
Katya Popova	Chicago, IL	2020-01-27
Teri Hennes	Chicago, IL	2020-01-27
Paul Cassidy	Chicago, IL	2020-01-27
Scott Hootman	Chicago, IL	2020-01-27
Sue Bork	Isle of Palms, SC	2020-01-27
Jeremiah Brown	Chicago, US	2020-01-27
Jamarcus Rush	Tyler, US	2020-01-27
Brycee Hank	Thomson, US	2020-01-27
ava watters	Chicago, US	2020-01-27
Nathaniel Villanueva	Miami, US	2020-01-27

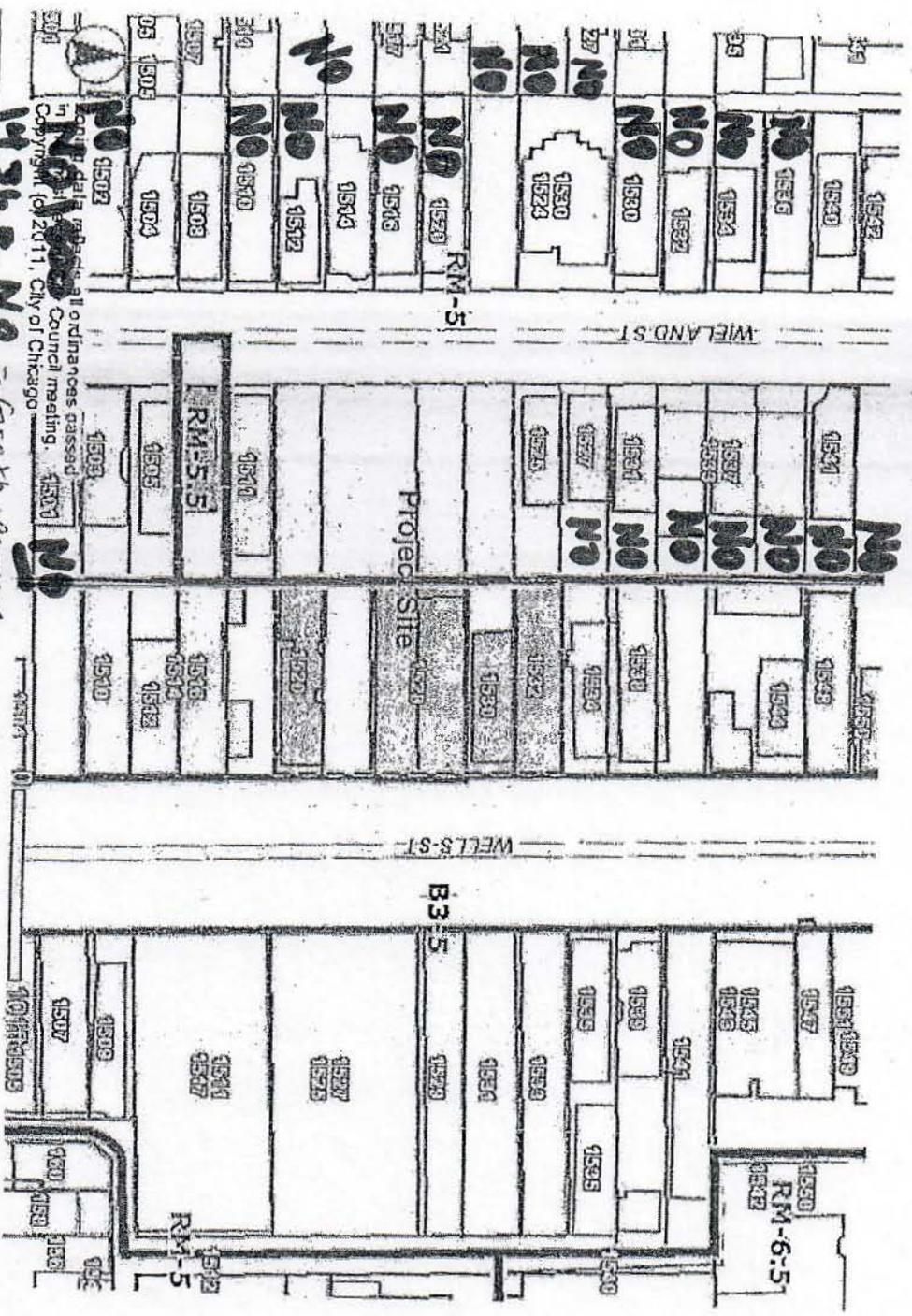
Name	Location	Date
Joanna Rodriguez	La Quinta, US	2020-01-27
Cheyenne Martin	Olympia Fields, US	2020-01-27
Tray Munford	Gwynn Oak, US	2020-01-27
nylah green	Providence, US	2020-01-27
catherine wallenfang	Springfield, IL	2020-01-27
Carrie Bernet	Chicago, IL	2020-01-27
Jacquez Larkin	Middletown, US	2020-01-27
Mattias Lundgren	Bedford, US	2020-01-27
Cameron Scott	Lebanon, US	2020-01-27
grayson winckler	Olney, US	2020-01-27
Brad White	Staunton, US	2020-01-27
Jonathan Funderburk	Elizabeth, US	2020-01-27
Christian Nietfeldt	Grant Padk, US	2020-01-27
Kobe Bryant	Pittsburgh, US	2020-01-27
francesca gilbart	Chicago, US	2020-01-27
Cassandra Nutt	Elyria, US	2020-01-27
Thiele Alvarado	Gatesville, US	2020-01-27
TINA Clardy	Duluth, US	2020-01-27
Chester McChicken from mcdonalds	Norwood, US	2020-01-27
Alicia Wilson	Florissant, US	2020-01-27
Alex Boecker	Cincinnati, US	2020-01-27

Name	Location	Date
Mya LaBine	Chicago, US	2020-01-27
Keagan Fogle	Marion, US	2020-01-27
Henry Gonzalez	Jupiter, US	2020-01-27
Fuentes Patricia	Houston, US	2020-01-27
Edwin Nerio	Los Angeles, US	2020-01-27
Gabe Hedgeson	Chicago, US	2020-01-27
Dora Gutierrez	Los Angeles, US	2020-01-27
Josh Choi	Germantown, US	2020-01-27
Ash Cash	Prince Frederick, US	2020-01-27
Eric Orlov	Everett, US	2020-01-27
Jenett Sosa	Springfield, US	2020-01-27
Nicholas Burns	Circleville, US	2020-01-27
Yanna Yannat	Chicago, US	2020-01-27
Jay Sanders	Hinesville, US	2020-01-27
Melissa Heithaus	Mckinney, US	2020-01-27
Kayle Redmon	Henderson, US	2020-01-27
Tigran Mkrtychyan	Lynnwood, US	2020-01-27
Isaiah Garcia	Muscatine, US	2020-01-27
Rita Ryan	Chicago, IL	2020-01-27
Kyleigh Hines	Marion, US	2020-01-27
Sam Stafford	Yorkville, US	2020-01-27
Mekhi Banks	Springfield, US	2020-01-27

Name	Location	Date
Gabby Hussey	East Providence, US	2020-01-27
Enrique Drummond	Elkridge, US	2020-01-27
Aniya Carrasco	Riverside, US	2020-01-27
Nicholas Steele	Chicago Heights, US	2020-01-27
Braylan McClure	Chicago, US	2020-01-27
Jack Marier	Naperville, US	2020-01-27
Sergio Luna	Montclair, CA	2020-01-27
Mike Dattilo	Doylestown, US	2020-01-27
bruh bruh	Runnemedede, US	2020-01-27
Paloma Fuentes	Decatur, US	2020-01-27
Brianna Redd	North Augusta, US	2020-01-27
Daniel Villafuerte	Dallas, US	2020-01-27
Edgar Zambrano	Harvey, US	2020-01-27
Joe Malano	Naperville, US	2020-01-27
Shamar Carpenter	Saint Louis, US	2020-01-27
Xavy Hernandez	Pomona, CA	2020-01-27
Bob chen	Tempe, US	2020-01-27
Erik Dimapilis	Los Angeles, US	2020-01-27
Joshua Duncan	Waynesville, US	2020-01-27
Ethan Poop	Bethlehem, US	2020-01-27
Luke Green	Durham, US	2020-01-27
Ingrida Nasvytis	Chicago, IL	2020-01-28

Name	Location	Date
Rebecca Roy	Chicago, IL	2020-01-28

NO



North

124NO

NO
H 1951s

NO = Raines
 00 DWM
 ECST = NO

1458 = NO - Will Crispans
 1498 = NO - Pella MS.
 ECST = NO per Hill

1500 = NO - Hindus
 1501 = NO - Piggott
 1555 = NO - Hindus
 1556 = NO - Hindus

1491 = NO - Manno
 NO Devere

1438 = NO - Farnans
 1491 = NO - 214yrs
 1496 = NO - Groth / Century
 1498 = NO - Pella
 1499 = NO - Pella
 1500 = NO - Hindus
 1501 = NO - Piggott
 1502 = NO - Hindus
 1503 = NO - Hindus
 1504 = NO - Hindus
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 1598 = NO - Hindus
 1599 = NO - Hindus
 1600 = NO - Hindus

6/22/2016

JOURNAL-CITY COUNCIL-CHICAGO

27304

EXHIBIT
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 abbott

We oppose the modification of the approved development at 1513-23 N Wieland from 4 single-family homes to a single building containing 12 hotel suites. The development should remain as agreed.

Date	Name	Signature	Address	Registered voter/ resident/ parent at school on Wieland
1/22/2020	Dana Singerman		1733 N. north park ave	Registered voter
1/22/20	Don Flann		1452 N. Wieland	Registered voter
1/22/20	Wendy Crimmins		1452 N. Wieland	Resident
1/22/20	Amyana Pilla		1442 N. Wieland St	Resident
1/22/20	Tony Piggott		1501 N Wieland	Resident
1/22/20	Arubha Saraswathi		1501 N Wieland	Resident
1/22/20	Amelie Pissott		1501 N Wieland	Resident
1/22/20	Matthew Lewis		1511 N Wieland	Resident
1/22/2020	Nicola Buck		1534 N WIELAND	Resident
1/22/2020	David Buck		1534 N WIELAND	Resident.
1/22/2020	Emily Jean		1516 N WIELAND	care taker
1/22/2020	Vince DiBenedetto		1512 N. WIELAND	ecclesiastical vocal
1/22/2020	Katie DiBenedetto		1512 N Wieland	voter
1/22/2020	JUAN HINDO		1500 N Wieland	voter + resident
1/22/202	Nidhal Hinda		1455 N. Wiel	voter + resident
1/22/2020	Tony Hinda		1455 N. Wieland	voter + resident
1/22/2020	Chris Eggemeier		1454 N. Wieland St	voter + resident
01/22/2020	ANNA Volovik		1426 N. WILSON PARK	resident
01/22/2020	ANNA ECTERMAN		1532 N. Wieland	registered voter
1/22/2020	LEV ECTERMAN		1532 N. Wieland	Resident
1/24/2020	Sasha Belcher		1532 N Wieland	Registered voter



We oppose the modification of the approved development at 1513-23 N Wieland from 4 single-family homes to a single building containing 12 hotel suites. The development should remain as agreed.

Date	Name	Signature	Address	Registered voter/ resident/ parent at school on Wieland
1/22/2020	Rebecca Mclister	[Signature]	1438 N. Wieland	Yes/yes/yes
1/22/2020	Maryprie [unclear]	[Signature]	1401 N. Wieland	Yes/yes/yes
1/22/2020	Brian Brethi	[Signature]	1436 N. Wieland	Yes/yes/no
1/22/2020	Patricia Greene	[Signature]	1436 N. Wieland	Yes/yes/no
1/27/2020	Jagrina Carney	[Signature]	1436 N. Wieland	Yes/yes/no
1/22/2020	Matt Bots	[Signature]	1436 N. Wieland	Yes/yes/no
1/22/2020	Steffi Seida	[Signature]	1436 N. Wieland	Yes/yes/no
1/22/2020	Lynn Gasaway	[Signature]	1436 N. Wieland	Yes/yes/no
1/22/2020	Vaida Street	[Signature]	1458 N. Wieland	No/yes/yes
1/22/20	Mark Street	[Signature]	1438 N. Wieland	Y/Y/Y
1/27/20	Patrick Mclister	[Signature]	1438 N. Wieland	Y/Y/Y

EX 1
P. 3

We oppose the modification of the approved development at 1513-23 N Wieland from 4 single-family homes to a single building containing 12 hotel suites. The development should remain as agreed.

Date	Name	Signature	Address	Registered voter/ resident/ parent at school on Wieland
1/24/20	P Benjamin	<i>[Signature]</i>	1510 N Cleveland	✓
1/24/20	G Dominguez	<i>[Signature]</i>	2018 N Chokcott	✓
1-24-20	A. Lynn	<i>[Signature]</i>	1447 1/2 Pinner	✓
1-24-20	D Ryan	<i>[Signature]</i>	1919 N Marchand	✓
1-24-20	ETL	<i>[Signature]</i>	2001 N Holly	✓
1-24-20	V Merriam	<i>[Signature]</i>	2600 W Hermitege	✓
1-24/20	Raid Hill	<i>[Signature]</i>	4148 N. Hermitege	✓
1/24	NIEWIAROWSKI	<i>[Signature]</i>	4132 HERMITEGE	✓
1/24	MARK HERMITEGE	<i>[Signature]</i>	2640 N. Hermitege	✓
1/24	M. O'NEILL	<i>[Signature]</i>	1365 N. Holly	✓
1/24	Leisa Hank	<i>[Signature]</i>	530 N 150	✓
1/24	S. Cheung	<i>[Signature]</i>	2008 N. Marchand	✓
1/24	K. Winkler	<i>[Signature]</i>	828 W Grant	✓
1/24	L. Dorn	<i>[Signature]</i>	230 W Scott	✓
1/24	Zavali	<i>[Signature]</i>	461 W 150	✓
1/24/20	R. Benjamin	<i>[Signature]</i>	2129 N. Jankson	✓

Ex 1
P.4

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IN RE:)
COMMUNITY MEETING ON ZONING)
ON WEILAND STREET, CHICAGO,)
ILLINOIS.)

TRANSCRIPT FROM THE PUBLIC MEETING
taken by LORI ANN ASAUSKAS, CSR, RPR, a notary
public within and for the County of Cook and
State of Illinois, at Catherine Cook School
Annex, 226 West Schiller Street, Chicago,
Illinois, on January 28, 2020, at 6:00 o'clock
p.m.

Page 2

1 MR. TOBIN: My name is Ian Tobin.
 2 I'm with the Old Town Merchants & Residents
 3 Association.
 4 Thank you all very much for
 5 coming out to this community meeting on zoning.
 6 We're going to talk about a couple of properties
 7 over on Weiland Street, but first, I wanted to
 8 thank Catherine Cook for hosting us tonight for
 9 this event.
 10 We appreciate that while they
 11 had a basketball game over in the gymnasium
 12 where we usually hold our meeting, they were
 13 able to get us into their new space over here
 14 at Howard Square.
 15 This meeting is -- was
 16 organized by the Alderman's office, Alderman
 17 Walter Burnett. I'm going to pass it over
 18 to him in just a moment.
 19 We will be happy to learn a
 20 little bit more about what this plan is for
 21 this site. If you are someone that is very,
 22 very engaged in the community in Old Town and
 23 wants to stay up on similar developments like
 24 this and other events that we have going on

Page 3

1 in the neighborhood and other neighborhood
 2 news, please consider becoming a member of
 3 the Old Town Merchants & Residents Association.
 4 We do have membership forms
 5 over there. Our 2020 membership drive has
 6 just kicked off and also we have decreased
 7 the resident member rate for this year hoping
 8 that we can get more people involved in the
 9 organization and that we can definitely keep
 10 everyone more abreast as to what's happening
 11 in the neighborhood.
 12 And with that, I'm going to
 13 pass it on to Alderman Walter Burnett. Thank
 14 you.
 15 ALDERMAN BURNETT: Thank you. I
 16 hope you all are clapping like that when the
 17 meeting is over.
 18 Okay. Good evening, everyone.
 19 First, I want to give honor to God. Thank
 20 you for the opportunity to be here, the
 21 opportunity to have a community with things
 22 that are happening and, you know, folks that
 23 are doing well and some are very blessed.
 24 I want to thank the Old Town

Page 4

1 Merchants & Residents. Some you may or may
 2 not know I've been doing this with the Old
 3 Town Merchants & Residents for over 26 years.
 4 So for most of the buildings that have -- all
 5 of the buildings that have had zoning changes
 6 in this area, I have done the zoning change
 7 meetings with Old Town Merchants & Residents.
 8 So I really appreciate all
 9 of their help fielding a lot of questions and
 10 helping me with the developers.
 11 What I do with the developers,
 12 I have the developers go to the community
 13 organizations first. They have their zoning
 14 committee or whatever they have, the development
 15 committee, to look at the project and -- and
 16 give their input and then we have a community
 17 meeting.
 18 So this is a community meeting
 19 for all of you who may not be involved with
 20 the organization. So if you're not on their
 21 list, I encourage you to get on their list
 22 because this is how you keep up with what's
 23 going on.
 24 You know, I -- I've been

Page 5

1 getting some emails and some -- I've got a --
 2 a petition over there and I've been hearing
 3 a lot of rumors going on. Well, you know,
 4 an old friend of mine has always told me,
 5 he said -- he used to say, Walter, don't
 6 jump. Get on the elevator. You know,
 7 let's just take a chill pill.
 8 Let's first see what's going
 9 on because it's hard for me to take people's
 10 opinions when people don't have -- haven't
 11 really seen what's going on. I can't -- can't
 12 base things off of rumors, right?
 13 So let's give them an
 14 opportunity to say what's happening here and
 15 then let's deal with what people are concerned
 16 about and we'll take it from there.
 17 I would like to thank Noah.
 18 Noah is with the planning department. The
 19 planning department comes to these meetings
 20 because I -- I think this is a planned
 21 development and -- and myself and planning,
 22 we meet monthly about all of these things
 23 and I work closely with them on some of these
 24 things -- on all of these things except the

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1 ones that don't go to the -- the ones that
 2 don't have to go to the planning commission,
 3 the ones that just need the straight zoning,
 4 I don't have to go to planning with it.
 5 So planning is like my
 6 partner in this and we scrutinize them
 7 together. So if you all could please listen,
 8 let's see what they have to say and let --
 9 let -- give me an opportunity to hear people's
 10 input and their questions.
 11 If we could do that one at a
 12 time and be respectful, that would be helpful
 13 for me because I can only hear one person at
 14 a time. It's hard for me to listen to two.
 15 So I appreciate that and thank you all for
 16 being concerned about your community and
 17 thank you all very much for being here. Thank
 18 you.
 19 Now, we will have the owners
 20 of the property, the developers, architects,
 21 whatever the case may be to come up and present
 22 what -- that their changes are. Thank you.
 23 MR. WEINER: Thank you, Alderman.
 24 Can everybody hear me if I don't use this?

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1 UNIDENTIFIED AUDIENCE: Use it.
 2 UNIDENTIFIED AUDIENCE: Please
 3 use it.
 4 UNIDENTIFIED AUDIENCE: Use it.
 5 MR. WEINER: Okay. I'm going to
 6 use this if you don't mind.
 7 My name is Howard Weiner
 8 and I'm part of Condor Partners, which are
 9 the developers of the properties between
 10 Weiland and Wells in the 1500 block. We'll
 11 show you a map of it shortly.
 12 A side note, you don't need
 13 to take pictures of the screen. They won't
 14 come out that well anyway. Tomorrow morning,
 15 we will send the entire package exactly as
 16 you're seeing it tonight to Old Town Triangle --
 17 I'm sorry -- Old Town Merchants and they
 18 will be able to distribute it either to the
 19 membership or -- or however they want.
 20 So -- I don't even remember
 21 which side to go on. So what we've put up
 22 here initially is not the old four single
 23 family homes, but what we have proposed
 24 basically. And we'll talk -- today's --

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1 tonight's presentation will consist of maybe
 2 seven slides and we wanted to make sure we
 3 had plenty of time for questions and answers.
 4 I would ask you to hold your
 5 questions and answers to the end. We can go
 6 back and revisit the slides or anything at --
 7 at that time.
 8 So the first question that
 9 should -- that comes to everybody's mind is
 10 why are we even here? Why are we asking for
 11 a change?
 12 Approximately four years ago,
 13 we were approved for single-family homes --
 14 four single-family homes on the site. At that
 15 time the access would be through Wells Street
 16 from underground and that's where the homeowners
 17 would drive and park and so forth.
 18 And the best way to explain
 19 it is years ago when I was doing a project
 20 that was about 70 percent pre-sold and
 21 pre-leased, I could not get the project
 22 financed. And I finally got it financed.
 23 And the lender said to me
 24 so you're a developer? And I said I'm not

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1 a developer at all. I said a developer is
 2 somebody who sees a market need and tries
 3 to fill it for an opportunity and tries to
 4 exploit it. And he said what business are
 5 you in?
 6 I said, well, I'm really
 7 in the lender fulfillment business. And what
 8 that means is we don't necessarily get to
 9 build what we want to build. We build what
 10 we can get financed.
 11 And one of the reason this
 12 project is taking a little bit longer is it
 13 has been a very difficult couple of years for
 14 hotel financing. And, in fact, last year was
 15 a down year for the hotel industry.
 16 One of the other things
 17 it's been a little bit of a difficult year
 18 for are single family homes. And the trend
 19 in that market is a little bit on the
 20 overbuilt side.
 21 For those of you that can't
 22 read it, in this map that goes from Armitage
 23 down to Oak Street, there are currently, as
 24 of about six days ago, 45 single family homes

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1 over a million dollars on the market.
 2 And what we had contemplated
 3 were \$1- to \$2 million single-family homes.
 4 So it caused us to think about maybe we should
 5 look at that segment of the overall development
 6 and that's, you know, one of the things we're
 7 here to discuss tonight.
 8 The other thing I wanted to
 9 do is take a little time to just go over what
 10 it is we plan to build and this is unchanged
 11 from previously. It's the same height. It's
 12 the same size. It's got the same number of
 13 rooms.
 14 Some of the things that have
 15 happened is we've now brought on a food and
 16 beverage partner who has operated Le Colonial
 17 here in Chicago for many years.
 18 One of the things that we've
 19 been trying to do with this hotel, quite
 20 frankly, and one of the things we thought
 21 would be a big benefit is that Wells Street,
 22 at least in our opinion, has transitioned from
 23 a lot of nice neighborhood shops that had a
 24 lot of character to probably much more food

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1 and beverage today than we would like.
 2 We see this hotel as an
 3 opportunity to sort of raise the bar. It's
 4 planned to be a four and a half star hotel.
 5 It'll be marketed by Preferred Hotels of
 6 the World, which is one of the leading hotel
 7 groups in the country. We decided -- and
 8 the world.
 9 We decided that we didn't
 10 want to do an Embassy Suites or Amoxy here.
 11 So we're planning a four and a half star
 12 hotel.
 13 And to give you a feel for
 14 it, here are some of the drawings of the
 15 lobby, the -- a typical room and the en suite
 16 bath that sort of describes it in a little
 17 more detail the character of that hotel.
 18 This will be one of the more
 19 expensive hotels built on a pro-room basis in
 20 Chicago probably in the last ten years even
 21 including downtown because what was really
 22 important for us was to create a unique space
 23 that -- that separated itself from the market,
 24 but also attracted a higher end demographic

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1 that we thought both the street and neighborhood
 2 would benefit from.
 3 So what -- what is our request
 4 tonight? This describes the entire area that
 5 the hotel occupies -- I shouldn't say that --
 6 the planned development occupies. Sub-area A
 7 is the actual original hotel itself. Sub-area
 8 C is the air above the bike shop, which is part
 9 of the development and sub-area B, which we're
 10 going to focus on tonight, is the site of the
 11 original -- the single-family homes that
 12 were presented.
 13 So what we've done here is
 14 a side-by-side comparison of what we showed
 15 previously and what we're proposing tonight.
 16 The single biggest difference is sort of
 17 the area between the buildings has now been
 18 filled in versus over here.
 19 We think that's a benefit.
 20 We think it's a benefit because it's more
 21 secure that way with a single building. We
 22 think it also -- the curb appeal hasn't
 23 changed much. We think that overall, there
 24 hasn't been a very big difference between

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1 the two, what we're proposing tonight, and
 2 what we proposed before.
 3 That dotted line is a height
 4 limitation that is in the planned development.
 5 I think it's 47 feet. We are under that.
 6 The two buildings -- the two projects, the one
 7 on the right, would contain 16,000 feet. The
 8 one on the left would contain 16,000 feet.
 9 So we haven't made the
 10 buildings bigger or taller or I shouldn't
 11 say we're proposing that the new buildings
 12 wouldn't be bigger or taller.
 13 UNIDENTIFIED AUDIENCE MEMBER: That
 14 doesn't make sense.
 15 MR. WEINER: My fingers are cold.
 16 There we go.
 17 So if you were a bird, this
 18 is what the two sites or the two projects
 19 would look like overhead. The size of the
 20 hotel here and here is identical.
 21 The area from here to here
 22 and here to here is identical. The only
 23 difference or one of the differences is --
 24 is we have filled in the area between the

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1 houses, the single-family that was originally
 2 proposed, and we have created access to this
 3 building only from the hotel.
 4 So these doors -- the four
 5 doors here are not different from the four
 6 doors here. Two of them are inoperable
 7 and two are emergency exits. So there will
 8 be no entrances of any kind off of Weiland.
 9 We thought that was important
 10 traffic-wise. We thought it was important
 11 security-wise. We thought that not having
 12 Amazon trucks pull up here would certainly
 13 help traffic a little bit. So there are no
 14 deliveries, no entry points for any resident
 15 or guest in this property from Weiland Street.
 16 We view that as more secure
 17 than before. We also -- because this is now
 18 part of the hotel, it will benefit from 24-hour
 19 management, which is on premise at the hotel,
 20 and 24-hour security.
 21 In terms of the front yards,
 22 which we call this area and this area, this
 23 one's a little larger. In terms of the rear
 24 yards, they are virtually identical.

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1 So again, the only -- the
 2 only change we've made or that we are making
 3 is from single-family homes to hotel use and
 4 suites and things like that, which I'll get
 5 into again in a minute.
 6 Okay. This is what -- I
 7 guess, in basketball, they call this -- or
 8 in golf, they call the money shot. This
 9 is really a description of the differences,
 10 the similarities and how safety and traffic
 11 are impacted by both plans.
 12 So starting up at the top,
 13 the materials are virtually identical. They
 14 are both -- both going to be brick and
 15 limestone and designed to fit into the
 16 neighborhood. The height, both have the
 17 same limitation. You can't exceed 47 feet.
 18 The front yard setback, as we mentioned,
 19 five feet. The front and rear yards, you
 20 know, maybe the front yard is maybe 15
 21 percent bigger. The total living area is
 22 the exact at the same time to the square
 23 foot. So we're not going for something
 24 larger.

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1 Now, we get a little bit
 2 into the differences. The number of bedrooms
 3 in the single-family homes would be somewhere
 4 probably between four and six, which is a
 5 total of 16 to 24 in the single-family homes,
 6 and that will become important in a minute,
 7 if it's not important now.
 8 We have 12 suites that we're
 9 proposing and there's a typo in here. It'll
 10 probably range between 30 and 36 bedrooms.
 11 The idea is that 12 -- 12 suites with probably
 12 a three or an average of three bedrooms each
 13 and we'll talk about the market for that in a
 14 second.
 15 As I mentioned, the original
 16 plan had front doors on Weiland. This one
 17 doesn't. I think there may be some interest
 18 in the next sentence, which is operated on
 19 an Airbnb license. The single-family homes
 20 were always possible. Anybody could get a
 21 license to run what was going to be built
 22 there as an Airbnb and, in fact, there is an
 23 Airbnb at 1426 North Park that has -- that
 24 advertises 31 people and seven bedrooms.

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1 These single-family homes,
 2 whoever bought those, could do that here
 3 too. We are not operating an Airbnb. We
 4 are operating deluxe suites and we think
 5 there's a difference and particularly in
 6 the market and what we're going after.
 7 Maid service and room
 8 service obviously the single family homes
 9 wouldn't have them. We would. Hotel
 10 amenities, spa, fitness, things like that,
 11 the hotel would and it would be consistent
 12 with a four and a half star hotel.
 13 Our target market are divorced
 14 dads who need somewhere to go for six months or,
 15 you know, people who are rehabbing their homes.
 16 That's who we see as occupying these suites and
 17 that's who we will market them to.
 18 Our hotel rate is, you know,
 19 probably on average we're expecting to be
 20 near \$300 a night. These aren't going to
 21 be less than that and the suites would
 22 probably be even closer to \$1,000 a night.
 23 On-site 24-hour security
 24 and management obviously, the hotels -- or

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1 the single families wouldn't have that. We
 2 expect to. The primary access, we've talked
 3 about a lot, entrance, exits, deliveries,
 4 parking on Weiland.
 5 It would be Weiland for the
 6 single families. It's on Wells here. Trash
 7 pickup and garbage would be on Weiland with
 8 the single-family homes. It's going to be
 9 inside the hotel and handled by the hotel.
 10 Guest parking, again it
 11 would probably be on Weiland with the single
 12 family homes. Here, it's going to be in the
 13 hotel garage because they can't get in from
 14 Weiland. And increased street parking,
 15 basically the 120 feet, which is about nine
 16 parking spaces in front of the single-family
 17 homes would be available for the street as
 18 it is right now.
 19 So in summary, we felt
 20 there was a weakness in the single-family
 21 home market. We think the suites would
 22 help us continue to attract the upscale
 23 guests commensurate with the hotel and
 24 hopefully that traffic on -- on Wells Street

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1 will raise the bar a little bit.
 2 We have a design scheme
 3 that retains the architectural theme. There's
 4 still no curb cuts on Weiland. There's no
 5 vehicular or pedestrian or service access
 6 from Weiland.
 7 We have added site security
 8 because that building is now a part of the
 9 hotel and there's a reduction on Weiland in
 10 traffic and garbage as a result of the
 11 single-family homes not being there and all
 12 of the access for what we are proposing from
 13 the rear.
 14 That's the end of my
 15 presentation. We're happy to answer questions.
 16 I ask that we all show each other respect and
 17 one person talk at a time and recognize I don't
 18 hear too well. So how about starting in the
 19 back with the first hand.
 20 UNIDENTIFIED AUDIENCE MEMBER: You've
 21 talked a lot about access on Weiland.
 22 MR. WEINER: Uh-huh.
 23 UNIDENTIFIED AUDIENCE MEMBER: What
 24 about the traffic on Wells?

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1 What about the -- the density
 2 issues?
 3 The traffic on Wells,
 4 unless you haven't noticed, is already pretty
 5 difficult. Now, you're adding to that. And
 6 I'd like to know about that.
 7 MR. WEINER: We did an extensive
 8 traffic study when we had the hotel originally
 9 approved. The -- the -- I believe that we --
 10 the hotel is approved for 190 rooms. Okay?
 11 We currently have -- I
 12 think we had 175 and now we're talking about
 13 somewhere between 187 and maybe a few more.
 14 So we've really not changed the traffic
 15 profile.
 16 I agree with you, by the way.
 17 The traffic on Wells is abhorrent. You know,
 18 when we looked at the hotel way back when, we
 19 spent about \$15,000 or \$20,000 on a traffic
 20 study that showed that there were over 32
 21 different types of signs on Wells Street
 22 from Schiller -- just from Schiller to North
 23 Avenue.
 24 Part of that traffic problem

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1 is people trying to read the signs to figure
 2 out where they can and can't park. We
 3 suggested -- we did. People drive slowly
 4 down Wells. They do drive slowly down Wells
 5 Street, as we know. And what do they do?
 6 Can I park here or can't I?
 7 Now -- so again, everybody
 8 will get an opportunity to -- to ask a question.
 9 I promise. I promise.
 10 UNIDENTIFIED AUDIENCE MEMBER: It's
 11 not along those.
 12 MR. WEINER: I promise. So we --
 13 we gave those findings to -- of how the traffic
 14 could be streamlined within reason certainly.
 15 Obviously, too many cars at the same place at
 16 the same time is unsolvable and that doesn't
 17 exist on Wells alone, by the way.
 18 I promise -- I promise I'll
 19 let you speak. Okay?
 20 So we gave the findings from
 21 that traffic study to the Old Town Triangle
 22 and said, you know, we should continue to
 23 pursue this. So we're -- we're aware of the
 24 traffic. It's going to impact our hotel

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1 whether we have 50 rooms or 500.
 2 Now, what did you want to
 3 say?
 4 UNIDENTIFIED AUDIENCE MEMBER: Well,
 5 I was going to say the Sutton Hotel -- I think
 6 it was called the Sutton. It was over on, like,
 7 Rush and Bellevue.
 8 What's it called?
 9 MR. WEINER: It's now the Thompson,
 10 I think.
 11 UNIDENTIFIED AUDIENCE MEMBER: The
 12 Thompson, Thompson.
 13 UNIDENTIFIED AUDIENCE MEMBER:
 14 Thompson.
 15 MR. WEINER: Okay. It's called the
 16 Thompson.
 17 UNIDENTIFIED AUDIENCE MEMBER: So
 18 they used to have a little circular drive that
 19 they got rid of it and it's a huge mess over
 20 there now. Just saying.
 21 MR. WEINER: I -- I understand. I
 22 mean, listen --
 23 UNIDENTIFIED AUDIENCE MEMBER: It
 24 has created a big problem.

Page 23

1 MR. WEINER: -- I'm totally --
 2 UNIDENTIFIED AUDIENCE MEMBER: Why
 3 don't you let her finish?
 4 UNIDENTIFIED AUDIENCE MEMBER: Yeah.
 5 People, with, you know, luggage and stuff
 6 getting in and out and people waiting for
 7 taxis, it's going to create a huge amount of
 8 traffic.
 9 MR. WEINER: And there are really
 10 two issues here. One is certainly the hotel
 11 itself the other is the difference in this
 12 use.
 13 We have a vested interest in
 14 making sure that our guests can get into the
 15 hotel as conveniently as possible and whether
 16 that means that we're going to take their car
 17 right away and bring their luggage up from
 18 downstairs or we're going to -- remember,
 19 there's no parking there now, if I'm -- if
 20 I remember correctly, you know, when the
 21 restaurant was there.
 22 We'd still have roughly
 23 that same drive lane, but if our guests are
 24 frustrated, they're not going to come back

Page 24

1 and that's the most important thing to a
 2 hotel. So we all really have the same
 3 interest.
 4 Another question?
 5 ALDERMAN BURNETT: Excuse me.
 6 Can -- can -- when -- when people ask their
 7 questions, sometimes when folks sit down,
 8 other people can't hear, right? So if you
 9 could stand up and ask your question -- if
 10 you can, stand up and if you can, give us
 11 an idea of where you live, that would be
 12 great. Thank you.
 13 MR. WEINER: And I'm happy to
 14 repeat the question if anybody didn't hear.
 15 So I -- yes?
 16 UNIDENTIFIED AUDIENCE MEMBER: Hi.
 17 I live in Schiller Place. I'm just curious
 18 if the suites don't take off, if they're not
 19 generating enough funds, how do we know that
 20 you won't decide to break open those doors
 21 on Weiland and then they become the Airbnbs?
 22 MR. WEINER: That's a good question.
 23 And --
 24 MR. BARKET: I can take this one.

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1 MR. WEINER: You can answer that
 2 one, Sal.
 3 MR. BARKET: Hi, Sal Barket. I'm
 4 with Condor Partners, Howard's partner.
 5 UNIDENTIFIED AUDIENCE MEMBER: Who
 6 are you with?
 7 MR. BARKET: Condor Partners.
 8 I was going to stand up here
 9 in a few minutes after we had answered more
 10 questions, but, you know, let me -- let me
 11 just start off by saying that this is a
 12 very, very confused situation.
 13 I was called a few weeks
 14 ago while on vacation by a woman named Ina
 15 and -- and -- and encouraged her to sit
 16 down with me and talk about this situation.
 17 I've had apples and oranges thrown -- thrown
 18 at me at meetings for 35 years.
 19 There's always people that
 20 do not want to see change and I respect that
 21 because I live in this neighborhood and I
 22 don't want to see change.
 23 What I explained to her is
 24 that we currently have four single-family

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1 homes that are approved. All right? We're
 2 not going to go back to people because we
 3 just feel like it'd be the fun thing to do.
 4 We're going back to people to try to come
 5 to a compromise that is a win-win for
 6 everyone.

7 And with respect to these --
 8 these -- these homes and what we're proposing,
 9 currently a single family home here does not
 10 make sense for a variety of reasons. And
 11 primarily that is because the home values is
 12 something we discussed. It's because of
 13 the fact that building a garage within our
 14 garage cost a lot more than we had originally
 15 anticipated, but most importantly because
 16 Wells Street has changed over the last four
 17 years in a big way.

18 We are trying to keep to the
 19 standards of what we promised this community
 20 and what we promised this community is a four
 21 and a half star hotel and that is what we are
 22 going to deliver.

23 And so what are our options
 24 here? We're forced with dealing with four

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1 single-family homes and abiding by the law.
 2 The law allows us to lease four bedrooms
 3 in each of those single-family homes.

4 MR. WEINER: More than four.

5 MR. BARKET: No, it's four. You
 6 can lease four bedrooms in each home. That's
 7 16 bedrooms. I explained to Ina that these
 8 people -- because we don't have zoning for a
 9 hotel, they're 30-day rentals.

10 Again, we have to abide by
 11 the law. We have no intentions to trying to
 12 skirt that. We cannot charge what we need
 13 to afford to build a garage to have people
 14 at 30-day stays paying the rates that we
 15 need.

16 Those people would be asked
 17 to park on the street. You would have 16
 18 people parking on your street that would roll
 19 in every so often. They're short-term rentals
 20 designed for corporate people here on short-term
 21 stays, longer than 30, less than a year.

22 And that is more profitable
 23 than selling these homes. And so that is what
 24 we have proposed is, look, rather than have

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1 these people constantly taking up 16 spaces
 2 on your street going in and out of these
 3 homes, we are proposing that we will turn
 4 them into hotel rooms and suites that these
 5 people would be required to park in the hotel.
 6 They're not 30-day renters. It's no longer
 7 zoned residential. They no longer have the
 8 right to park on your street.

9 MR. WEINER: And that's a key point.

10 MR. BARKET: This is what's been
 11 misconstrued. I read a quote where she said
 12 we're going to have 16 people per Airbnb. I
 13 don't know what an Airbnb is. I've never
 14 stayed in one. I've never rented one. I've
 15 never owned one. I don't know what they are.
 16 This is a high end four and a half star hotel.

17 The reservation system is
 18 Preferred Hotels. Leading Hotels of the World
 19 would also like to be a part of it. Hyatt
 20 would like to be a part of this as one of
 21 their high end collections.

22 It is a high end hotel. We
 23 are trying to block that traffic from your
 24 street, give you a great amenity for your

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1 neighborhood, put friends and family into
 2 this hotel and not have people disrupt your
 3 street that are here for short term stays.

4 That is all we are doing.

5 All we are doing. And I -- I've never had
 6 bricks thrown at me. Ina threw bricks at
 7 me because I was competing against her
 8 business.

9 MS. MURPHY: No, she did not.

10 MR. BARKET: She did.

11 MS. MURPHY: I was privy to that
 12 email.

13 MR. BARKET: Oh, I get emails and --

14 MS. MURPHY: Focus on your project
 15 and stop detracting on somebody who is not here
 16 to defend herself.

17 MR. MARKET: Listen, I read all
 18 the bullshit that's out there. Every one of
 19 them was washed. Let's talk about the facts.
 20 I'm explaining what the facts are. We would
 21 either lease these out 30 plus days to
 22 16 people or do what we're proposing and
 23 that's it. All the other stuff is just
 24 nonsense.

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1 MR. WEINER: The specific answer
 2 to your question, which I just learned --
 3 ALDERMAN BURNETT: I'd appreciate
 4 it if we don't curse. There's some children
 5 in here. If we could, hold down with the bad
 6 language.
 7 MR. WEINER: The answer legally
 8 is in we wanted to turn this into an Airbnb,
 9 which I really think was the question I got
 10 asked, our attorney just told me that we
 11 would have to go back and change the zoning
 12 and go through another pleasurable evening
 13 like this that -- that I certainly wouldn't
 14 want to miss, but we are changing the use
 15 here not from -- from residential -- I'm
 16 sorry -- we're changing the use from
 17 residential -- you'll have an opportunity,
 18 I promise -- from residential to hotel.
 19 If -- Airbnbs are not
 20 permitted in a hotel. So that's according
 21 at least to our zoning counsel.
 22 Ma'am, you had a question?
 23 UNIDENTIFIED AUDIENCE MEMBER: Yes.
 24 I have a question regarding your presentation

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1 and what I wanted to ask and you mentioned --
 2 is you started from the fact that you cannot
 3 build single-family homes because the price
 4 dropped .9 percent.
 5 So what happens with this
 6 hotel? I'm reading from a Chicago Tribune
 7 article and it says that in Chicago, the
 8 average occupancy rate last year alone
 9 dropped 2.5 percent.
 10 The average room rate dropped
 11 3.2 percent and the profitability dropped
 12 5.6 percent and this is -- this includes
 13 in particular Chicago downtown that the
 14 hotels have been simply overbuilt.
 15 So today, you're telling
 16 us that because a single house is not that
 17 profitable, you change it to the hotel, but
 18 you already know that tomorrow the hotel
 19 will not be that profitable.
 20 You keep telling us that you
 21 will rent them for \$1,000 a night. Well, the
 22 average hotel rate in Chicago is about \$200
 23 per night.
 24 Do you really expect us to

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1 believe that you will be able to rent those
 2 suites for five times more than the average
 3 hotel room and what --
 4 MR. BARKET: We -- we should --
 5 UNIDENTIFIED SPEAKER: Can I
 6 finish?
 7 UNIDENTIFIED SPEAKER: Let her
 8 finish.
 9 UNIDENTIFIED SPEAKER: And as
 10 you mentioned because the previous business,
 11 according to you, is not profitable enough,
 12 you change it to the new business with supposed
 13 profits that we all know based upon the facts
 14 the last two years will not be profitable.
 15 And as you just mentioned,
 16 you said in order to change it to smaller
 17 rooms and not a 30-day rental, we'd have
 18 to go to this meeting again.
 19 You know what, we're already
 20 in this meeting again because you had one
 21 plan. It's not profitable. You change it.
 22 Tomorrow, you have another plan with another
 23 one that's not profitable and you change it.
 24 And we will end up maybe not with Airbnbs.

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1 Airbnbs is a figure of
 2 speech. We'll end up with one day rentals
 3 with the entrance open to Wells Street. By
 4 the way, why do you build the entrance on
 5 Weiland Street if you don't plan to open it?
 6 MR. WEINER: There is no entrance
 7 on Weiland.
 8 MR. BARKET: I'm not following what
 9 entrance you're referring to.
 10 MR. WEINER: The fire escape?
 11 UNIDENTIFIED AUDIENCE MEMBER: Yeah.
 12 You said fire escape.
 13 MR. WEINER: Fire exit?
 14 UNIDENTIFIED AUDIENCE MEMBER: Can
 15 you enter this building?
 16 MR. WEINER: No.
 17 UNIDENTIFIED AUDIENCE MEMBER: Is
 18 there a door?
 19 MR. WEINER: There is a door --
 20 UNIDENTIFIED AUDIENCE MEMBER: So
 21 you can --
 22 MR. WEINER: -- that can only be
 23 opened from the inside that triggers an alarm.
 24 UNIDENTIFIED AUDIENCE MEMBER: And

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1 what happens --

2 MR. WEINER: That's a fire exit.

3 UNIDENTIFIED AUDIENCE MEMBER: -- if

4 you change this door so it opens from the

5 outside?

6 MR. WEINER: Why would you do that?

7 UNIDENTIFIED AUDIENCE MEMBER:

8 Because when you decide to change the zoning

9 again that will be very convenient.

10 MR. WEINER: We can't change the

11 zoning without aldermanic support.

12 UNIDENTIFIED AUDIENCE MEMBER: Well,

13 you have it today. You have it today against

14 the residents. What will happen tomorrow?

15 And why -- by the way, I'm

16 trying to ask about business that is one

17 percent down to the business that is 2.5

18 percent down.

19 MR. WEINER: The business that's

20 one percent down is forecast for this year --

21 MR. BARKET: Let me just answer

22 the easiest way possible.

23 MR. WEINER: Okay.

24 MR. BARKET: I don't think it

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1 behooves either party to talk specifics when

2 it comes to -- we shouldn't be quoting \$1,000,

3 \$100, \$200.

4 UNIDENTIFIED AUDIENCE MEMBER: Well,

5 you mentioned it.

6 MR. BARKET: But it's -- I agree.

7 All right? We did. And I don't think it's

8 relevant.

9 The point of the matter is

10 you guys were expecting a certain situation

11 to occur based upon the previous hearings

12 that we had. Time has lapsed. Things have

13 changed.

14 We don't plan on doing

15 anything that is outside of the boundaries of

16 what we're allowed to do and all we're here

17 today is to present those two different

18 options.

19 Today, there are only two

20 things that are going to happen. We're not

21 selling four single-family homes because

22 it's not viable. I'm sorry. That's --

23 that's just our opinion. You may differ,

24 but that's not what we plan to do today.

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1 What we plan to do today is

2 what every one of you who owns a single family

3 home in this room has a right to do, to lease

4 it to four different people, and that is

5 going to cause a situation where you have

6 16 people at any given time parking on your

7 street.

8 UNIDENTIFIED AUDIENCE MEMBER: You

9 have to have a license from the city of Chicago

10 for that.

11 MR. BARKET: Pardon me?

12 UNIDENTIFIED AUDIENCE MEMBER: You

13 have to have a permit from the city of Chicago

14 for that.

15 MR. BARKET: I don't know. If we're

16 really honest --

17 MR. WEINER: Airbnbs used to

18 be --

19 MR. BARKET: -- it's allowed within

20 the zoning. This is not necessarily an Airbnb.

21 We're not providing kitchens in all of these

22 units. We're providing a room that we're

23 renting that is very clearly allowed by code.

24 That is the most profitable

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1 venture for us. And if anybody tells me

2 differently or proves it, we'll -- we'll

3 sit down and we'll take a look at it. But

4 this is what our zoning attorneys have

5 told me.

6 So we can argue all day

7 long about what the housing market value

8 is and whether or not we should maybe build

9 homes or not. Our analysis today tells

10 us that it is most profitable to lease

11 16 units in four homes, which we are

12 allowed to do.

13 And all that we're

14 suggesting is let's -- let's look at an

15 alternative where no one is parking on

16 your street. You're dealing with people

17 going in and out of -- of the structure

18 off of Weiland and it's simply a nice

19 facade for the Weiland Street facade of

20 the hotel. And that's it.

21 I -- I -- honestly, I do

22 think about these things and I do lay awake

23 at night because I only live several blocks

24 away and the same things are happening in

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1 my neighborhood.
 2 ALDERMAN BURNETT: So hold on.
 3 Ma'am, where -- where do you live?
 4 UNIDENTIFIED AUDIENCE MEMBER: I
 5 live on Weiland.
 6 ALDERMAN BURNETT: Okay. And it
 7 sounds like you said the ald- -- he got the
 8 alderman already. Did you say something like
 9 that?
 10 UNIDENTIFIED AUDIENCE MEMBER: I
 11 thought that he got the alderman before. I
 12 apologize if I'm mistaken.
 13 ALDERMAN BURNETT: Okay. Yeah. You
 14 are mistaken. If that was the case, we wouldn't
 15 have had to have this meeting.
 16 UNIDENTIFIED AUDIENCE MEMBER: Okay.
 17 Great.
 18 ALDERMAN BURNETT: Okay. So I just
 19 wanted to state that.
 20 Also, I wanted to know -- I
 21 see a court reporter here. Are there any other
 22 people here recording anything else in the room
 23 so everybody else can know? Right? So you all
 24 need to learn that everything -- anything that

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1 you say is being documented by a court reporter.
 2 It sounds like somebody's
 3 trying to build a case here. It -- are any
 4 reporters here or is anybody else recording?
 5 You recording?
 6 UNIDENTIFIED AUDIENCE MEMBER: No.
 7 I just have a question.
 8 ALDERMAN BURNETT: Are you recording?
 9 No?
 10 UNIDENTIFIED AUDIENCE MEMBER: Yes.
 11 I just wanted to find out. So it means that in
 12 a year, you decide it's not a good plan, you'll
 13 be changing plans again?
 14 MR. WEINER: It means that we may
 15 have to drop our rates.
 16 UNIDENTIFIED AUDIENCE MEMBER: And
 17 someone else has a question.
 18 MR. WEINER: Yes?
 19 UNIDENTIFIED AUDIENCE MEMBER: Hi.
 20 I live at 1505 North Weiland.
 21 MR. WEINER: Okay.
 22 UNIDENTIFIED AUDIENCE MEMBER: And
 23 we've lived here for 30 years. We have seen
 24 change. We are not opposed to change. My

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1 question is in terms of what is going to be
 2 facing on Weiland Street.
 3 MR. WEINER: Uh-huh.
 4 UNIDENTIFIED AUDIENCE MEMBER: So
 5 you're indicating that it's -- is it a minimum
 6 of 30 days rental or can it turn into a weekend,
 7 a bridal, you know, party or a bachelorette --
 8 MR. BARKET: What -- what -- let
 9 me explain this. What we're explaining is that
 10 currently, based upon the zoning we have, they
 11 would be 30-day plus rentals, 30 days to who
 12 knows? Three months, six months.
 13 UNIDENTIFIED AUDIENCE MEMBER: That
 14 doesn't answer my question. Is there a minimum
 15 of 30 days or is it a shorter period of time?
 16 MR. BARKET: No, no, no. The law --
 17 we're following the law. I'm just quoting the
 18 law.
 19 UNIDENTIFIED AUDIENCE MEMBER: So
 20 are you saying --
 21 MR. BARKET: Would I like to rent
 22 it for two days? That's why we're here.
 23 UNIDENTIFIED AUDIENCE MEMBER: What,
 24 the 30 days is what you're --

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1 MR. BARKET: Thirty days in minimum
 2 by law.
 3 UNIDENTIFIED AUDIENCE MEMBER: Okay.
 4 I --
 5 MR. BARKET: We do not plan to break
 6 that.
 7 MR. SZAFRANIEC: Well, excuse me.
 8 Let me go through this thing. They don't have
 9 the zoning for shared housing.
 10 MR. BARKET: Right.
 11 MR. SZAFRANIEC: They have the
 12 zoning for a single-family residence only.
 13 A household unit is defined as a unit so
 14 that you have up to four people non-reservation
 15 living in that unit.
 16 If they want to do shared
 17 housing, they have to amend the zoning like
 18 they're asking to do today to allow for
 19 a shared housing type.
 20 They cannot get a license
 21 for an Airbnb at this site unless they go
 22 through the city's licensing center and they
 23 add the use for the zoning. So it's going
 24 to be single-family houses only. That's all

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1 we have today. Today.
 2 UNIDENTIFIED AUDIENCE MEMBER: Could
 3 you clarify? You keep saying --
 4 (Many audience members
 5 speaking at once.)
 6 ALDERMAN BURNETT: Hold on, hold on,
 7 hold on one minute.
 8 UNIDENTIFIED AUDIENCE MEMBER: Give
 9 me one minute, please.
 10 So another question for all of
 11 us who live on Weiland. I live two houses
 12 down.
 13 Do the windows open up on
 14 the inside in terms of sound issues, you know,
 15 people doing something to the outside of the
 16 house?
 17 You're saying no one is going
 18 to come onto Weiland Street, but are we going
 19 to hear noise like we did from the bars and all
 20 the other things and what are you going to do
 21 to assure that it's going to be peaceful and
 22 quiet on Weiland Street?
 23 UNIDENTIFIED AUDIENCE MEMBER:
 24 Decking.

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1 UNIDENTIFIED AUDIENCE MEMBER: And
 2 decking. Windows and decking.
 3 UNIDENTIFIED AUDIENCE MEMBER: And
 4 fire escapes.
 5 MR. WEINER: No. The windows -- the
 6 windows will not open on Weiland.
 7 MR. BARKET: My assumption was that
 8 it would be treated as typical hotel windows
 9 that have very limited windows.
 10 UNIDENTIFIED AUDIENCE MEMBER: Don't
 11 they have to open per the zoning?
 12 MR. BARKET: No, I understand. But a
 13 typical hotel has minimal -- because you don't
 14 want open windows.
 15 UNIDENTIFIED AUDIENCE MEMBER: They
 16 can go up six and a half or something like that.
 17 MR. WEINER: Six and a half inches?
 18 UNIDENTIFIED AUDIENCE MEMBER: Yeah.
 19 MR. WEINER: We're prepared to
 20 commit no balconies on Weiland.
 21 (Many audience members
 22 speaking at once.)
 23 UNIDENTIFIED AUDIENCE MEMBER: What
 24 about rooftop decking above the streets?

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1 MR. BARKET: No.
 2 MR. WEILAND: Not on Weiland.
 3 MR. BARKET: Listen, we're --- we're
 4 prepared to answer and accommodate any questions
 5 that's reasonable as we -- we do not want this
 6 to be worse. We want it to be better than what
 7 we believe could happen.
 8 UNIDENTIFIED AUDIENCE MEMBER: Well,
 9 assurances are needed.
 10 MR. BARKET: I realize that.
 11 MR. WEINER: Right. I mean, let
 12 me make a comment. You know, we've looked
 13 at Next Door and the 14 or 15 pages there we
 14 monitor that and it's always our style -- we
 15 monitor or every project, not -- not just on
 16 this one, but when we sense a community concern
 17 to the extent that we can address it or you want
 18 to communicate with, you know, the alderman or
 19 Old Town about here are our specific issues
 20 about this and we can look at it and study it
 21 and come back and say, okay, here's how we can
 22 accommodate this, this and this, we are open
 23 to that.
 24 We're not going to say

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1 absolutely not anymore than we'll say absolutely
 2 yes it's going to be this to the point as to
 3 business plans -- listen, business plans change
 4 all the time. That's one of the reasons we are
 5 here today.
 6 But we're looking for a viable
 7 plan that raises the bar on Wells Street that
 8 I think we all benefit from.
 9 So another question.
 10 MR. BLAUVELT: I'm Matt Blauvelt,
 11 1530 Weiland. I'm across the street from all
 12 of this.
 13 MR. WEINER: Okay.
 14 MR. BLAUVELT: I guess your first
 15 points in your summary is weakness in single
 16 family housing and you quoted when you first
 17 did this, you were planning on selling houses
 18 for \$1 million to \$2 million and you see a
 19 weakness in -- in the -- in the market.
 20 MR. WEINER: Uh-huh.
 21 MR. BLAUVELT: So you're going
 22 to build houses that are 4,000 square feet,
 23 I can guarantee you that you can sell them
 24 between \$1 million and \$2 million. In fact,

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1 I'll buy all four right now.
 2 So that's not really a
 3 legitimate thing. You said you -- you're
 4 saying that the market is hurting and you
 5 can't sell them between \$1- and \$2 million.
 6 That's a complete false statement.
 7 MR. WEINER: Well, we interviewed
 8 a number of builders about building on these
 9 pads. As you remember, we still hadn't made
 10 the decision -- or you may not remember --
 11 whether to build on them or not and we got
 12 four nos.
 13 There wasn't -- it wasn't
 14 going to be economical with guests having --
 15 with -- with residents having to enter into
 16 the garage or give their cars to valet.
 17 MR. BLAUVELT: What's the difference
 18 from saying that are --
 19 MR. BARKET: Let me just give you a
 20 simple explanation. Today versus four years
 21 ago, the value that people have told us that
 22 these are worth is a fraction of what they
 23 were four years ago for a variety of reasons.
 24 MS. MURPHY: There's been three

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1 sales and --
 2 MR. BARKET: And I want to -- and
 3 I want to --
 4 MS. MURPHY: -- nothing's under two
 5 or three.
 6 MR. WEINER: Please. Not blurting
 7 out. We'd really like to keep it orderly.
 8 Behind you?
 9 MR. BARKET: I don't think it
 10 behooves any of us to get into whether or not
 11 that lot is worth 500 or 600 or 700 because
 12 we're not building several single family
 13 homes.
 14 MR. WEINER: Next.
 15 MR. BLAUVELT: Yes. So my follow-up
 16 is -- so that is -- but you -- but you were --
 17 but you started out saying you're planning on
 18 selling them for \$1 million to \$2 million.
 19 Now, whether that is has changed -- your --
 20 your costs -- you can shake your head or --
 21 (Many audience members
 22 speaking at once.)
 23 MR. BARKET: You said him. I
 24 didn't say --

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1 MR. BLAUVELT: That's what you
 2 said. That's what you said. So all day long,
 3 I -- I said I'd buy all four of them. I'm not
 4 joking.
 5 MR. BARKET: Right.
 6 MR. BLAUVELT: So and then I guess
 7 the other key is that we sat down, our whole
 8 community, and we came to a deal and you got
 9 an exception to get your hotel bigger, correct?
 10 Yes?
 11 MR. BARKET: No.
 12 MR. WEINER: We comport to the zoning
 13 of the hotel.
 14 (Many audience members
 15 speaking at once.)
 16 UNIDENTIFIED AUDIENCE MEMBER: This
 17 is according to the deal you made.
 18 MR. BLAUVELT: The community signed
 19 off on this particular deal by forcing --
 20 MR. WEINER: We were putting 16,000
 21 feet on the side.
 22 (Many audience members
 23 speaking at once.)
 24 MR. BLAUVELT: But there's a

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1 difference because it's a hotel versus
 2 single-family and the gentleman over there
 3 who is with the zoning board said that you
 4 cannot. It almost kind of sounded like
 5 scare tactic that you were going to -- if
 6 you couldn't get it approved as a hotel, you
 7 would take an Airbnb and you would lease
 8 those out left and right and all 16 spots
 9 taking on Weiland.
 10 MR. WEINER: Look --
 11 MR. SZAFRANIEC: Let me just add
 12 that, before we get too far off, as a
 13 single-family owner, you can have an Airbnb --
 14 (Many audience members
 15 speaking at once.)
 16 MR. SZAFRANIEC: But you would have
 17 to license to do so. So you would have to go
 18 to the licensing department, you would have to
 19 take your single-family home, you'd have to say
 20 it's your primary residence, you'd have to be
 21 the licensee to rent out an Airbnb in your home.
 22 So you could essentially
 23 have four -- you would have to have four
 24 under today's approval -- four individually

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1 operated Airbnbs. Each one would have a
 2 separate license because they'd have to be
 3 the primary residence of the owner renting
 4 the unit.
 5 (Many audience members
 6 speaking at once.)
 7 MR. SZAFRANIEC: However, PD
 8 doesn't allow shared housing in it today.
 9 So they can't do shared housing today
 10 as a group. They can have four single family
 11 homes. Then they would have to come to the
 12 zoning to ask the for permission to see whether
 13 or not --
 14 (Many audience members
 15 speaking at once.)
 16 MR. SZAFRANIEC: Again, they cannot
 17 rent out the bedrooms as individual owners. So
 18 I go buy a single-family home, I can rent out my
 19 four bedrooms. You buy one, you could rent out
 20 your four bedrooms. You have to comply by the
 21 city's licensing code.
 22 MR. BARKET: Perfect. Thank you.
 23 That is 100 percent all I was suggesting. If
 24 it was misinterpreted, I apologize. I didn't --

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1 I didn't say we were renting out four Airbnbs.
 2 MR. BLAUVELT: One last thing.
 3 MR. WEINER: Let's let other people
 4 ask questions.
 5 Lady in the purple?
 6 UNIDENTIFIED AUDIENCE MEMBER: Hi.
 7 I live on Wells on the other side of North
 8 Avenue.
 9 And I just wanted to say as
 10 a community member, do you have any idea how
 11 disingenuous you are standing here before us
 12 telling us your woes that the housing market
 13 has dropped?
 14 Do you have any idea what
 15 you're doing to our property value by putting
 16 a hotel on these already crowded busy streets
 17 with the traffic, the chaos that we have, the
 18 additional deliveries and -- and workers coming
 19 into the neighborhood?
 20 And now you want to make
 21 changes to a plan the whole community was
 22 opposed to to begin with?
 23 I'm sorry. But I'm offended
 24 and I don't care about your profitability

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1 when you're hurting my neighborhood, my
 2 profitability.
 3 MR. WEINER: Okay. Next question.
 4 UNIDENTIFIED AUDIENCE MEMBER: Hi.
 5 I'm (inaudible) of 1414. I think one of the
 6 major concerns that people have is the increase
 7 in potential density of people moving in there.
 8 Now, one of the folks here
 9 asked a question about when the taxis come in,
 10 are they going to be dropping off on Wells or
 11 on the inside or the indoor parking lot?
 12 I -- I think really the
 13 biggest concern that I think a lot of folks
 14 has is adding -- you're adding -- you're going
 15 from four families to potentially -- I think
 16 it was 30 families, 30 rooms you're adding?
 17 MR. WEINER: It's not families,
 18 but yeah.
 19 UNIDENTIFIED AUDIENCE MEMBER: But
 20 each brings an individual family, just an
 21 increased density. Each of those people are
 22 either dropped off from a taxi or have a car
 23 that's parked in the lot.
 24 Question one is are the

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1 taxis going to drop off on the street or inside
 2 and question two is your study -- I assume you
 3 had a traffic study on the increased density,
 4 what did that traffic study find?
 5 MR. WEINER: Umm, we haven't studied
 6 this addition of the 35 bedrooms, but we will
 7 before we go to the planning commission, which
 8 is normal course.
 9 And the answer is that the
 10 taxis -- right now, taxis, in other words,
 11 are dropping off all over the street and
 12 people get out wherever they find a spot.
 13 And I don't see that changing.
 14 The study we did --
 15 UNIDENTIFIED AUDIENCE MEMBER: That
 16 is an issue.
 17 MR. WEINER: I understand the -- I
 18 do understand the issue.
 19 I mean, the study that we
 20 did originally said that the volume -- the
 21 size of this hotel was not going to have a
 22 significant impact given the amount of traffic
 23 that was already on Wells Street.
 24 Now, if there was no

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1 traffic on Wells Street, we'd be much more
 2 perceptible -- acceptable. But we will --
 3 the answer is we will have to do a study
 4 before we go to the planning commission.
 5 UNIDENTIFIED AUDIENCE MEMBER: That's
 6 the concern I have.
 7 MR. WEINER: Okay. All the way in
 8 the back.
 9 UNIDENTIFIED AUDIENCE MEMBER: I'm
 10 on Weiland Street. I'm just curious the space
 11 that's from the back of the hotel to the
 12 single family homes, how is that going to be
 13 utilized?
 14 MR. BARKET: The space in between
 15 the hotel and the --
 16 UNIDENTIFIED AUDIENCE MEMBER: Yes.
 17 MR. BARKET: -- and what we're
 18 calling the annex toward the single family
 19 homes?
 20 UNIDENTIFIED AUDIENCE MEMBER:
 21 Right.
 22 MR. BARKET: We don't have specific
 23 plans because we're not sure what the outcome
 24 of this meeting will be. There's talk about

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1 doing a bocce ball court, to do just outdoor
 2 seating for the restaurant that would offer --
 3 there's -- you know, there's a lot of different
 4 options and that was part of the thinking that
 5 there's this beautiful courtyard that's being
 6 wasted that could be an amazing amenity to the
 7 hotel.
 8 MR. WEINER: I mean, we have a
 9 ballroom that seats 150 people and --
 10 MR. BARKET: Some of these questions
 11 that are being asked, I don't think, you know,
 12 Howard or I can answer them.
 13 If -- if this is allowed what
 14 we have proposed, everything becomes internal.
 15 Everything. Whether it's trash removal,
 16 whether it's workers coming on-site. Regardless
 17 what it is, it becomes internal. It becomes
 18 part of the hotel.
 19 And that has been our argument
 20 that I felt was a strong argument and I'm happy
 21 to be proven wrong. That's why we're here
 22 having this discussion. But it was to get
 23 people off your street, whether it was workers,
 24 whether

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1 it was people parking because they're renting
 2 there, it was to get people off of your street,
 3 provide a similar looking facade that was of
 4 a very, very high end nature of the single
 5 family home.
 6 And do I believe about four
 7 and a half star hotel that has an annex with
 8 four single-family looking homes fronting my
 9 street would be a detriment or an attribute?
 10 You may not believe me, but I -- I believe
 11 it's a huge attribute.
 12 MR. CARTER: I have to say -- so
 13 to make a brief point --
 14 ALDERMAN BURNETT: What is your
 15 name?
 16 MR. CARTER: Oh, sorry. Andy
 17 Carter, 1536 Weiland.
 18 To your very last point, you
 19 said, oh, you've got this beautiful outdoor
 20 space. You're going to put bocce, an outdoor
 21 restaurant seating. I mean, there you go.
 22 Already, this thing gets approved and now
 23 you've got people sitting out there, right,
 24 making a lot of noise, which is a problem

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1 for single families that live on the street
 2 where there were single-family homes which
 3 was the deal that was made.
 4 ALDERMAN BURNETT: Well, just
 5 for -- just for the record, they've got
 6 to get approval to have outdoor seating.
 7 So they can't just have outdoor seating
 8 in a restaurant.
 9 UNIDENTIFIED AUDIENCE MEMBER: Of
 10 course, they have to have approval, but we
 11 all know it's like today, they need approval
 12 for this and then this and they cut and they
 13 cut and we -- look what's happening now, right?
 14 It's like you made the deal, you change it.
 15 Then you get this and that. That's the problem,
 16 right? It's the camel goes under the tent.
 17 That's exactly what's going on.
 18 MR. BARKET: Listen, I'm not here
 19 because I -- the answer is you want what we
 20 proposed.
 21 MR. CARTER: Well, you're here
 22 because the profits are down.
 23 MR. BARKET: No. Listen --
 24 MR. CARTER: That's --

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1 MR. BARKET: You know nothing. You
 2 know nothing. You don't know me.
 3 (Many audience members
 4 speaking at once.)
 5 ALDERMAN BURNETT: We don't need
 6 to be confrontational with each other.
 7 MR. BARKET: No, I'm not.
 8 UNIDENTIFIED AUDIENCE MEMBER: You
 9 just said -- you said it.
 10 MR. BARKET: I'm here proposing a
 11 different direction and that -- if this is
 12 unanimous, we -- we don't like it, I'm going
 13 to live with what I have.
 14 I honestly feel that what
 15 we're proposing, if I lived on the street,
 16 is better. And I'm not saying you have to --
 17 UNIDENTIFIED AUDIENCE MEMBER: The
 18 reasons you gave, the first one, was home values
 19 are down. That hurt your profits.
 20 MR. BARKET: Right.
 21 UNIDENTIFIED AUDIENCE MEMBER: The
 22 second reason, your garage costs are higher,
 23 which that hurt your profits. You say it's not
 24 a profit thing. It is. But we're the ones that

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1 have to live it.
 2 MR. BARKET: I understand that. And
 3 I'm not asking you to accept it if you don't
 4 believe that what proposed changes we're
 5 proposing are -- are better for you than the
 6 alternative. I'm not. I'm not that person.
 7 I know you think most developers are. I'm
 8 not.
 9 MR. WEINER: Lady in the tan
 10 sweater?
 11 UNIDENTIFIED AUDIENCE MEMBER: I'm
 12 looking at the two pictures and it has the
 13 front view also. And I'm noticing when there
 14 are four single-family homes, there's some yard
 15 space so that water from the rains and the snow
 16 can soak in.
 17 And I see your new idea he
 18 doesn't offer that. There's a lot more to
 19 concrete. I want to know whether the architects
 20 have taken into consideration the problems
 21 you will be creating on Weiland to these other
 22 single-family homes by all this access water
 23 that won't be drained.
 24 MR. WEINER: There's no change to

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1 that from --
 2 UNIDENTIFIED AUDIENCE MEMBER: Now,
 3 don't tell me there's no change because there,
 4 there are spaces between buildings and
 5 there, there are no spaces. So what's
 6 different?
 7 MR. WEINER: I'm sorry. So when
 8 I said there was no change, I didn't mean to
 9 be disrespectful. All of these are built on
 10 entire concrete pad.
 11 UNIDENTIFIED AUDIENCE MEMBER:
 12 Those --
 13 MR. WEINER: Yes.
 14 UNIDENTIFIED AUDIENCE MEMBER: --
 15 four houses --
 16 MR. WEINER: Yes, from corner to
 17 corner.
 18 UNIDENTIFIED AUDIENCE MEMBER: --
 19 have no yards between them?
 20 MR. WEINER: It's all -- all --
 21 UNIDENTIFIED AUDIENCE MEMBER: And
 22 that was permitted in your plan?
 23 MR. WEINER: They could plant grass
 24 the same way we could, but it would drain

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1 through the concrete. We would have to take
 2 care of the drainage.
 3 So the answer -- and that's
 4 what I meant to say by "no change" is remember,
 5 this -- the property's garage goes to here.
 6 This was all on top of the garage just as
 7 this is.
 8 So from -- by the way, we
 9 hire consultants who say here's how this drains
 10 and -- and it all gets factored in to make sure
 11 that -- we're not using Weiland sewers, as an
 12 example.
 13 Now, whether we did with
 14 single-family homes or not would be a little
 15 bit of a different issue. But at least here --
 16 UNIDENTIFIED AUDIENCE MEMBER: Well,
 17 that's the point I'm raising.
 18 MR. WEINER: So we know --
 19 MR. BARKET: Yes, sir.
 20 UNIDENTIFIED AUDIENCE MEMBER: Hi.
 21 I own a home on Weiland and also have a business
 22 at North and Wells.
 23 I have been through this
 24 process a lot and I've worked with communities,

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1 including the aldermanic chain. To complain
 2 about, like, profits of my individual business
 3 at the expense at the community is, like,
 4 insane. So I just can't imagine approaching it
 5 that way.
 6 Having said that is the
 7 intent of this to change it from a minimum
 8 of a 30-day stay to, like, weekend stay?
 9 Yes?
 10 UNIDENTIFIED AUDIENCE MEMBER: Or
 11 nightly stay?
 12 UNIDENTIFIED AUDIENCE MEMBER: Or
 13 a nightly stay?
 14 MR. BARKET: Yes.
 15 UNIDENTIFIED AUDIENCE MEMBER: So
 16 the intent is to essentially weed out bachelor
 17 and bachelorette parties on Wells Street, right?
 18 (Many audience members
 19 speaking at once.)
 20 MR. BARKET: Finish your question
 21 and then I'll respond.
 22 UNIDENTIFIED AUDIENCE MEMBER:
 23 That's the question.
 24 MR. BARKET: Okay. Let -- let me

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1 again -- you know, Howard got up here and
 2 started the conversation and brought up home
 3 values.
 4 We're not -- I'm not here
 5 to talk about home values.
 6 (Many audience members
 7 speaking at once.)
 8 UNIDENTIFIED AUDIENCE MEMBER:
 9 Michael, you know that's not true. Foxtrot,
 10 you know that's not true.
 11 UNIDENTIFIED AUDIENCE MEMBER: What
 12 are you talking about? What the -- who is going
 13 to book a four bedroom suite on Wells?
 14 MR. BARKET: First of all, we don't
 15 have four bedroom suites.
 16 UNIDENTIFIED AUDIENCE MEMBER:
 17 People come to Chicago to party on buses during
 18 the weekends. That's exactly what it's for.
 19 That is in- -- that is insane.
 20 (Many audience members
 21 speaking at once.)
 22 MR. BARKET: Wait a minute. I can
 23 respond or not. If I'm interrupted --
 24 UNIDENTIFIED AUDIENCE MEMBER: Well,

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1 I'm sorry. If someone calls me a liar in
 2 front of everyone, I have to respond to that.
 3 MR. BARKET: Listen, there's a lot
 4 of emotions running high here and that's to be
 5 anticipated.
 6 Again, ladies and gentlemen,
 7 I am not here to start a fight or want a fight
 8 or throw out stuff that's meaningless to you.
 9 There's only two factors and
 10 I'll say them again. Howard and I had a debate
 11 whether I would get up here and state these or
 12 he would state his arguments.
 13 There's two realities here.
 14 And you're going to pick one or the other.
 15 I truly do not try to go to these hearings
 16 and start arguments with people that don't want
 17 what I have to propose.
 18 But I want you to think about
 19 it. There's only two things. Forgot about
 20 home values.
 21 (Many audience members
 22 speaking at once.)
 23 MR. BARKET: Our -- our -- I'm
 24 saying our argument for home values -- you

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1 have to think about your home values.
 2 Our argument for home values
 3 is not relevant. We have a situation where
 4 we are going in one of two directions, period,
 5 period, because it's approved.
 6 And that is to lease these
 7 for 30-day plus stays to four people per
 8 house because we can lease bedrooms without
 9 a zoning change. We're not going to create
 10 Airbnbs. We're not going to have 16 people
 11 in a unit. I don't know where that ever came
 12 from. Again, I don't understand the Airbnb
 13 model.
 14 But I do know I can lease
 15 four bedrooms in each single-family home.
 16 We intend to do that. Those people will
 17 most likely park on your street and you may
 18 be happy with that.
 19 (Many audience members
 20 speaking at once.)
 21 MR. BARKET: The alternative is
 22 what we're proposing, which is to change it
 23 to a typical hotel stay, we block off entrances
 24 and exits other than emergency exists for code

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1 and -- and that's it.

2 And you have much less

3 interaction or interference on your street

4 from these people. That's -- that's how

5 that I see it. I'm not saying you should

6 agree with me. I'm just saying those are

7 the basic facts.

8 Yes?

9 MS. MURPHY: My name is Colleen

10 Murphy. I live at 1530 Weiland. There are

11 two points I have to make.

12 One, I'm going to attach

13 some exhibits into the record showing you

14 the petition from almost every single homeowner

15 on Weiland opposing this project as a hotel.

16 We live there with our

17 families. We bought this home in reliance

18 that it's residential zoned. Is was R4/5

19 when you went into this agreement to develop

20 this plan. You changed it to this B3/5 PD

21 and on reliance from us that you would build

22 these homes and you know that.

23 To sit here now and tell us

24 now you're going to make a profit because of

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1 that is ridiculous. You're not worried about

2 your children's safety. We will have transient

3 people on our streets and our children are

4 walking up and down that street and playing in

5 that street every day.

6 Every day, I'm going to have

7 some hotel person partying and interacting

8 with my children. And that is not fair. That

9 is not why we bought this home. That is not

10 why we built this home here. It was so our

11 children could go to school on this street

12 and walk to and from the school.

13 The school is against it.

14 Maria Holt, the principal, was here earlier.

15 And she has also signed the petition. There

16 are 300 families at that school that oppose

17 this project.

18 I have signatures from 53

19 Weiland residents opposing this. That's marked

20 as Exhibit 1, which is tendered to the court

21 reporter and which will be tendered to Alderman

22 Burnett and the developers.

23 Exhibit 2 is the map of

24 Weiland Street showing you all the homeowners

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1 surrounding this property with the exception

2 of the ones owned by Peter O'Brien that have

3 voted no for this proposal and also is attached

4 to the petition.

5 Exhibit 3 is a petition from

6 change.org showing 363 signatures opposing this

7 hotel by Chicago voters and residents who will

8 be voting.

9 Exhibit No. 4 is the Executive

10 Order 97-1 from the Chicago Ethics Board that

11 said developers are not allowed to donate money

12 to aldermen in exchange for approval for

13 zoning ordinances.

14 And Lori Lightfoot solidified

15 that in the new Executive Order 2019-2 on her

16 first day of office saying that she will

17 perform oversight on any zoning or PD request

18 by aldermen to remove aldermanic privilege

19 from any donors that have donated money to the

20 aldermen.

21 And Exhibit No. 6 is the

22 zoning variance that you guys approved getting

23 PD1335, which shows that Subpart B must be

24 single family homes much like Noah already

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1 told us. It must be according to the variance

2 you already have.

3 The only way it cannot be

4 single-family homes, which is what -- what

5 you're trying to scare us into is if you get

6 a change and that's what these 53 homeowners

7 on Weiland do not agree to. We agreed to the

8 original deal with you.

9 In addition, Paragraph 15

10 of that PD1335 says you cannot change Subzone B.

11 So you can only modify Subzone A by law. So

12 that's the law you need to follow. Noah told

13 you and you know it and you're trying to

14 snowball us. Bate and switch is what you're

15 doing.

16 MR. BARKET: Listen --

17 MS. MURPHY: For the record,

18 Ms. Court Reporter, I'm tendering to the

19 alderman the petition from the homeowners

20 on Weiland Street.

21 If there's a homeowner

22 that wants transient hotel people to be

23 on our street, please let the alderman

24 know so he can understand who does because

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1 the homeowners that I have talked to,
 2 which I've knocked on every single door,
 3 told me they opposed it.
 4 I ask them one last thing
 5 and I want to address the conflict of interest
 6 between Old Town Merchants & Residents
 7 Association, the developers, some of which
 8 are on the board, and I -- I strongly believe
 9 that pursuant to those ethic codes any
 10 recommendation by the Old Town Merchants
 11 Association to the alderman saying that they
 12 want this plan should not be followed
 13 because there is a severe conflict of
 14 interest with that.
 15 MR. WEINER: So let me
 16 correct --
 17 (Many audience members
 18 speaking at once.)
 19 ALDERMAN BURNETT: Hold on, hold
 20 on, hold on, hold on, hold on a minute. Hold
 21 on a minute.
 22 UNIDENTIFIED AUDIENCE MEMBER: Why
 23 do you get to speak?
 24 ALDERMAN BURNETT: Hold on a minute.

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1 I get to speak because this is my meeting. We
 2 can end it if you want to.
 3 But so, one, I appreciate
 4 the petition, but the petitions, to me, are
 5 hearsay. You've got people here -- I don't
 6 know if they all are here that signed this
 7 petition. So that's hearsay since we've got
 8 a court reporter.
 9 MS. MURPHY: It's not.
 10 ALDERMAN BURNETT: It is.
 11 MR. SZAFRANIEC: I -- I just
 12 want to say one thing to clarify for the
 13 group. So of the facts that you mentioned
 14 is not accurate. The applicant does have
 15 the right to change.
 16 (Many audience members
 17 speaking at once.)
 18 MS. MURPHY: I'm sorry, Noah. We
 19 can't hear you.
 20 MR. SZAFRANIEC: The applicant
 21 does have the right to make a change to their
 22 planned development. There's a process that's
 23 laid out to do. That's what they're here
 24 requesting. So it does not say that they

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1 cannot change to Airbnb. It just says to
 2 do so, they have to get an amendment and
 3 that's what they're here asking for.
 4 UNIDENTIFIED AUDIENCE MEMBER: I
 5 have a question for the alderman.
 6 By longstanding tradition of
 7 aldermanic protocol, if an alderman simply
 8 just vetoes, it doesn't go. Now, it's proposed
 9 by the mayor to take that up, but that's still
 10 in operation.
 11 So I want to ask you, I live
 12 at 166 West Goethe and I'm violently opposed
 13 to this plan. If you don't object to it, why
 14 should I possibly vote for you?
 15 ALDERMAN BURNETT: Well, I'm --
 16 I'm in office for three more years so you
 17 can think about that for three years. If you
 18 still live over here.
 19 (Many audience members
 20 speaking at once.)
 21 ALDERMAN BURNETT: You all want to
 22 make this a battle and a threat, I mean, come
 23 on.
 24 UNIDENTIFIED AUDIENCE MEMBER: You

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1 did.
 2 (Many audience members
 3 speaking at once.)
 4 MR. WEINER: Are there any other
 5 questions about the project?
 6 Are there any other questions
 7 about the project from someone who hasn't asked
 8 one?
 9 UNIDENTIFIED AUDIENCE MEMBER: Here's
 10 one. I'm quick, I swear. I live on Weiland,
 11 1456. I'm just curious, and you're probably
 12 going to be happy to hear this question, but
 13 is the hotel planning on offering discounts to
 14 the local residents on the spa and on the
 15 restaurant? I would just like to know.
 16 (Many audience members
 17 speaking at once.)
 18 ALDERMAN BURNETT: You want to take
 19 that question?
 20 MR. BARKET: Yeah. I'll be happy
 21 to take that question.
 22 Okay. I was the first one
 23 to suggest a month ago let's talk to them
 24 about some sort of neighborhood discount

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1 within a certain radius for people that are
 2 here.
 3 That would apply to everyone,
 4 but somebody would have to come up with a
 5 license and approve that they're a good neighbor
 6 or a good friend or whatever.
 7 (Many audience members
 8 speaking at once.)
 9 MR. BARKET: That's why we didn't
 10 bring it up because people will say it's
 11 bullshit. It doesn't need to be bullshit.
 12 Promise you you --
 13 (Many audience members
 14 speaking at once.)
 15 UNIDENTIFIED AUDIENCE MEMBER:
 16 Language.
 17 MR. BARKET: Listen, once again,
 18 you guys -- most neighborhood organizations
 19 like, new developers have people that are
 20 driven by company money. I'm not. And am
 21 I here because I want to get my investors
 22 the best return that I can? Yes.
 23 But I'm not going to lie
 24 to you. Am I going to pout if this is turned

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1 down? No.
 2 We have a plan this works.
 3 We think this is better. You guys don't want
 4 to believe that, you don't want to believe
 5 that. You can please some of the people some
 6 of the time and none of the people all of the
 7 time. That's life. We're here setting forth
 8 the facts.
 9 UNIDENTIFIED AUDIENCE MEMBER: You
 10 didn't have to spear.
 11 MR. WEINER: Okay. Gentleman in the
 12 back?
 13 UNIDENTIFIED AUDIENCE MEMBER: I'm at
 14 1506 North Park.
 15 And Howard, I'm glad to hear
 16 you say that we're a community because I'm a
 17 relatively newcomer here to Chicago. We moved
 18 there 22 years ago.
 19 But I will say that when we
 20 moved here 22 years ago, there was a character
 21 to Old Town and that character has been whittled
 22 away at 300 West North Avenue and it's been
 23 whittled away here and there to the point where
 24 we're no longer able to sit back and say we

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1 believe you. We just can't.
 2 And for you -- for anyone to
 3 think that it's not about price values of our
 4 homes, to think that a hotel would not have a
 5 negative impact to the neighborhood where you
 6 would have four houses with four families that
 7 went to the school, that you could look at
 8 and have a conversation with as opposed to
 9 16 units of people that we don't know, this
 10 is not the Old Town I bought into and it's not
 11 the one that I want.
 12 UNIDENTIFIED AUDIENCE MEMBER:
 13 Agreed.
 14 MR. HADDISH: I'm Mark Haddish and
 15 my wife, Susan. I just had a question about
 16 the design of the suites.
 17 Is it that the suites are going
 18 to have four separate bedrooms where non-related
 19 people can move in for 30 days or longer at a
 20 time with a common kitchen and dining room or
 21 how exactly is this --
 22 MR. BARKET: It's -- it's too
 23 early to comment on that because we --we
 24 went through the process. We were starting

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1 to look at that when we decided the neighborhood
 2 would probably prefer the alternative and
 3 that's why we came here.
 4 There will probably be a
 5 common kitchen, that everybody would have
 6 their own bedroom, they would be large
 7 bedrooms, they would have an area to go
 8 cook their -- their food in a communal type
 9 of atmosphere.
 10 (Many audience members
 11 speaking at once.)
 12 UNIDENTIFIED AUDIENCE MEMBER: Why
 13 can't they just come through the hotel to get to
 14 their suites?
 15 MR. BARKET: It's the parking.
 16 MR. WEINER: They are.
 17 UNIDENTIFIED AUDIENCE MEMBER: Why
 18 can't they park under the --
 19 MR. WEINER: They are.
 20 MR. BARKET: We're proposing --
 21 UNIDENTIFIED AUDIENCE MEMBER: Now
 22 you're telling us they would be parking on the
 23 street if you did this.
 24 MR. BARKET: What I'm telling you

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1 is that they -- I'm telling you reality. All
 2 right? You can say I make enough and you can
 3 call me whatever you want to call me. It's
 4 reality. We have 50 spaces in the hotel. It's
 5 overnight parking and it's expensive because
 6 it's expensive to build.
 7 A 30-day parker will not pay
 8 it. Two nights, three nights, people will pay
 9 it.
 10 MR. WEINER: I think there's
 11 confusion over the question.
 12 MR. BARKET: It's a harsh reality.
 13 MR. WEINER: Mark, I -- I just want
 14 to make sure I understand your question. You
 15 are asking about the character of the suites
 16 we're proposing?
 17 UNIDENTIFIED AUDIENCE MEMBER: Yes.
 18 MR. WEINER: Not the single family
 19 homes?
 20 UNIDENTIFIED AUDIENCE MEMBER:
 21 Right.
 22 MR. BARKET: Oh, what we are
 23 proposing in the modified plan?
 24 We have one suite in the

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1 entire hotel that is truly considered a suite.
 2 We saw this as an opportunity to create more
 3 suites, two, three bedrooms, to attract more
 4 business and --
 5 MR. WEINER: So the answer is we
 6 would have two or three bedrooms per suite.
 7 There would be one guest or one family.
 8 (Mr. Barket and Mr. Weiner
 9 are speaking at once.)
 10 MR. BARKET: One family. I think
 11 that he was the question.
 12 UNIDENTIFIED AUDIENCE MEMBER: Yes.
 13 MR. WEINER: And we are not doing
 14 that. Again, you know, we talked about the
 15 types of people that would do this and that's
 16 people having their houses rehabbed so they
 17 need to move out for three months, four months
 18 or things like that or the divorced dad.
 19 (Many audience members
 20 speaking at once.)
 21 MR. WEINER: Our goal -- our goal
 22 is to make sure they use the food and beverage
 23 we have in the restaurant. These are not going
 24 to have full kitchens. They'll have -- you

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1 know, Embassy Suites doesn't have full kitchens
 2 either, but they have a microwave and a small
 3 refrigerator and thing like that. So...
 4 MR. BARKET: You guys are talking
 5 about two different annals. If we're renting
 6 to families that have rehabs going on, corporate
 7 relocations, they're going to rent the house.
 8 They're going to have a kitchen. All right?
 9 If we go the direction we're
 10 proposing, you're talking about shorter stays.
 11 We want people to eat in the restaurant.
 12 They're not going to have full kitchens. It's
 13 a different animal. It's one or the two.
 14 That's all we are suggesting. Yes?
 15 UNIDENTIFIED AUDIENCE MEMBER: I have
 16 a quick question to follow-up on the gentleman
 17 on there. You didn't answer him.
 18 Is this going to be
 19 bachelorette parties in these proposed suites?
 20 (Many audience members
 21 speaking at once.)
 22 UNIDENTIFIED AUDIENCE MEMBER: What
 23 was the question?
 24 MR. BARKET: The primary vehicle

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1 where people I know that have crazy bachelorette
 2 parties are Airbnbs. These are the furthest
 3 thing from Airbnb. This is a four and a half
 4 star converted hotel, a Leading Hotels of the
 5 World hotel, and if you want to put your
 6 business in the trash can, rent to a bachelor
 7 party. Rent to somebody's who's going to tear
 8 apart your room and disrupt your other guests.
 9 That is not what it is. It's completely the
 10 opposite.
 11 MR. WEINER: The woman in the back?
 12 (Many audience members
 13 speaking at once.)
 14 MR. WEINER: Could we keep it down
 15 so we can hear the question?
 16 UNIDENTIFIED AUDIENCE MEMBER: So
 17 will you have parking for your employees?
 18 MR. BARKET: I'm sorry?
 19 (Many audience members
 20 speaking at once.)
 21 UNIDENTIFIED AUDIENCE MEMBER: Are
 22 you providing parking for all of your employees?
 23 MR. BARKET: No.
 24 UNIDENTIFIED AUDIENCE MEMBER: No?

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1 MR. BARKET: We cannot.
 2 UNIDENTIFIED AUDIENCE MEMBER:
 3 That's extra parking on the street.
 4 MR. BARKET: Not on this street.
 5 Don't you have permit parking?
 6 UNIDENTIFIED AUDIENCE MEMBER:
 7 Pardon?
 8 MR. BARKET: Don't you have permit
 9 parking on your street?
 10 UNIDENTIFIED AUDIENCE MEMBER:
 11 (Inaudible.)
 12 MR. BARKET: I don't understand.
 13 All streets in this area typically have permit
 14 parking. How could our employees park there?
 15 (Many audience members
 16 speaking at once.)
 17 MR. WEINER: One at a time, please.
 18 UNIDENTIFIED AUDIENCE MEMBER: Lady
 19 in the back, you've been waiting.
 20 (Many audience members
 21 speaking at once.)
 22 MR. BARKET: We have ten minutes.
 23 MR. WEINER: One at a time.
 24 UNIDENTIFIED AUDIENCE MEMBER: Thank

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1 you so much. I have just one question. You
 2 said you conducted your traffic study about
 3 four or five years ago. You know, you said
 4 you were just going to drop off on the hotel
 5 right off Wells.
 6 As you know, Wells is a major
 7 bicycle path. Any allowances as to what are
 8 you going to --
 9 MR. WEINER: We are committed to
 10 doing everything we can to make traffic flow
 11 as well as it can. As I said earlier, we
 12 paid for a study. We will work with Old Town
 13 Merchants and residents. We'll work with CDOT.
 14 And we've talked to them about that. We --
 15 all of our interests align.
 16 MR. BARKET: And it's our goal to
 17 have bikes for rental at the hotel. They'll be
 18 free to the customers, but we -- we advocate
 19 biking.
 20 MR. WEINER: How about three more
 21 questions?
 22 All right. You haven't asked
 23 one. If you haven't asked one, we'll take you
 24 first.

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1 UNIDENTIFIED AUDIENCE MEMBER: My
 2 name is Betsy. I live on Weiland with my
 3 husband and our five children. They attend
 4 one of the schools on the street. I am still
 5 unclear as to what the proposed suites --
 6 how they are supposed to work.
 7 Are you trying to target
 8 families? Is there going to be a minimum
 9 stay?
 10 MR. BARKET: Let me -- let me
 11 try to explain it another way.
 12 UNIDENTIFIED AUDIENCE MEMBER:
 13 Because if you're not going to have a kitchen
 14 because you want people to eat in your hotel,
 15 but are going to have three bedrooms, those
 16 are bachelor and bachelorette parties. Those
 17 are not family. I would not rent a suite,
 18 even for one night, for my family of seven
 19 without a kitchen.
 20 MR. BARKET: Let me just respond
 21 to that and say the suite concept only grew
 22 out of the concept that we were creating these
 23 one bedroom suites by right and we said why
 24 don't we do them where we could do then

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1 overnight. That's not necessarily something
 2 we need to do. We could replace them all with
 3 single -- single rooms. That's not our issue
 4 is we have to have these suites.
 5 UNIDENTIFIED AUDIENCE MEMBER: That
 6 doesn't solve the problem.
 7 MR. BARKET: Well, if you're worried
 8 about a bachelor party with two bedrooms that
 9 will hold 20 people, that is not our goal. The
 10 goal is that they're better off being zoned in a
 11 hotel zoning. Then you can do overnight
 12 rentals. That's it.
 13 UNIDENTIFIED AUDIENCE MEMBER: Okay.
 14 Well, I -- then my follow-up question to that
 15 is you said there's only going -- you're only
 16 planning right now for one suite in the sub
 17 annex A where the rest of the hotel is.
 18 MR. BARKET: Right.
 19 UNIDENTIFIED AUDIENCE MEMBER: I'm
 20 wondering why these suites need to be separated
 21 from the regular hotel rooms.
 22 MR. BARKET: They don't.
 23 UNIDENTIFIED AUDIENCE MEMBER: Why
 24 you don't put more suites in your regular hotel

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1 room -- regular hotel building? Why is it only
 2 one?
 3 MR. BARKET: That's what I'm saying,
 4 we could.
 5 UNIDENTIFIED AUDIENCE MEMBER: But
 6 why aren't you?
 7 MR. BARKET: Because we decided
 8 this was something that we thought everybody --
 9 it was a win-win for everybody when we came
 10 to this hearing. You're just bringing it up.
 11 (Many audience members
 12 speaking at once.)
 13 UNIDENTIFIED AUDIENCE MEMBER: I
 14 understand. And I have lots of out-of-town
 15 family so I -- and I love Le Colonial. I love
 16 Summer Thornton. There are a lot of things
 17 about them that I think is a little bit
 18 appealing.
 19 But at the end of the day,
 20 what we are all worried about here is what
 21 kind of people and traffic and issues you
 22 are bringing to our neighborhood where, as
 23 Colleen said, our kids -- I mean, even now,
 24 it's questionable if they can play on the

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1 street. I can't even imagine what is going
 2 to happen with all the construction and the
 3 people.
 4 MR. BARKET: Your specific issue
 5 can easily be addresses knowing that you do
 6 not have two and three-bedroom suites there.
 7 We can spread it out throughout the hotel and
 8 they can feel no different than the rest the
 9 hotel. It's an additional space developed
 10 with hotel rooms. It's just so happens that's
 11 the way it evolved. It doesn't need to be
 12 that. We're open.
 13 UNIDENTIFIED AUDIENCE MEMBER: Aren't
 14 you trying to separate for all the bachelorette
 15 parties and --
 16 MR. BARKET: No. We're not trying
 17 to separate for all the crazies.
 18 (Many audience members
 19 speaking at once.)
 20 MR. WEINER: Sal, there's a question
 21 over here.
 22 UNIDENTIFIED AUDIENCE MEMBER: I
 23 live at 1500 North Weiland. I have family as
 24 well on Weiland. I have a lot of neighbors.

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1 My concern is we actually just finished
 2 developing one and we just went to another
 3 development that we're going to do. The
 4 difference is we're going to live in those
 5 developments. My parents in one building
 6 that we just finished and I'm starting mine
 7 this year hopefully that I'll be residing.
 8 Some of the concerns that
 9 we alleviated were done with certain agreements
 10 that we were going to abide by. I'm not
 11 formerly against having an extension of the
 12 hotel because that carries with it the
 13 management, operations, security, landscaping,
 14 all of that as opposed to just kind of, you
 15 know, having it -- well, for me is this village
 16 that comes on Weiland, which is a very, very
 17 neighborhood street. It's like probably the
 18 smallest and the shortest neighborhood street
 19 in the city.
 20 Our kids play in the streets.
 21 We have block parties. It's not -- you know,
 22 it's a complete departure from, you know,
 23 what you would think being in Old Town and
 24 the traffic.

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1 So what sort of assurances
 2 and what sort of binding things would you do
 3 to make sure the hotel -- you know, we did
 4 restrictive covenants, which we had to do and
 5 the alderman and Old Town Association was very,
 6 you know, concerned about that and they assured
 7 that we delivered that as far as the facade, as
 8 far as no inflow from Weiland, commercial
 9 inflow, as far as the windows openness, having
 10 noise and all of that, those are the things
 11 that I think we need to see more detail before
 12 we can even --
 13 MR. BARKET: We 100 percent expect
 14 those types of requests and 100 percent are
 15 willing to accommodate them with respect to
 16 not having servicing from that -- from Weiland
 17 to not having an entry from Weiland. Again, we
 18 block off all entry from Weiland. You would
 19 have to come through the hotel.
 20 UNIDENTIFIED AUDIENCE MEMBER: Can
 21 you ingress/egress from Wells?
 22 MR. BARKET: Yes.
 23 MR. WEINER: You have to provide a
 24 fire exit.

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1 MR. BARKET: You have an exit.
 2 There's no way around it. That's an emergency
 3 fire exit.
 4 MR. WEINER: But it'll trigger an
 5 alarm, which will trigger hotel security. I
 6 mean, you know --
 7 MR. BARKET: There will not be an
 8 exit to go in and come around.
 9 (Many audience members
 10 speaking at once.)
 11 MR. WEINER: Last question. You
 12 haven't asked one.
 13 UNIDENTIFIED AUDIENCE MEMBER: I
 14 live at 1413 Wells.
 15 MR. WEINER: I know that. I built
 16 your place.
 17 UNIDENTIFIED AUDIENCE MEMBER: Yes,
 18 you did.
 19 Okay. So we're all talking
 20 about parking which will obviously increase
 21 here on Wells, which is a big concern. We
 22 all have big rigs and delivery trucks with
 23 the beer every Tuesday morning, blah, blah,
 24 blah, but about parking, I wanted to address

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1 this to the alderman as well.
 2 Why is it that Weiland has
 3 a parking of 1933 and the rest of this whole
 4 area is parking zone 119?
 5 Why was that done so that we
 6 could no longer park right here on Weiland --
 7 ALDERMAN BURNETT: Because the
 8 people of Weiland --
 9 UNIDENTIFIED AUDIENCE MEMBER: If
 10 the Old Town art fair or whatever happens?
 11 ALDERMAN BURNETT: Because the
 12 people of Weiland asked for that.
 13 UNIDENTIFIED AUDIENCE MEMBER: No,
 14 they didn't.
 15 (Many audience members
 16 speaking at once.)
 17 ALDERMAN BURNETT: The people on
 18 Weiland asked for it.
 19 UNIDENTIFIED AUDIENCE MEMBER: I
 20 think that's rather lame personally.
 21 MR. WEINER: Okay. I want to thank
 22 everybody for coming tonight.
 23 Again, our intention here
 24 was to look at an alternative to the original

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1 four single-family homes. We may be wrong.
 2 Developers aren't right probably 80 percent
 3 of the time.
 4 MR. BARKET: Eighty?
 5 MR. WEINER: But the thought was
 6 that my bringing hotel security to this
 7 building and taking the traffic that would
 8 be generated for the deliveries for those
 9 things, we were actually not only improving
 10 the hotel, but de-densifying would occur
 11 on Weiland. We certainly had feedback
 12 tonight that many people disagree with us.
 13 We need a study on this. I understand that.
 14 So, you know, the other
 15 side is maybe there is a set of rules that
 16 can get people comfortable. We're happy
 17 to look into that as well.
 18 But again, thank you. Thank
 19 you for coming.
 20 MR. TOBIN: I just want to make
 21 one thing clear for the record. Our
 22 organization has had a longstanding relationship
 23 with one of the partners on this project
 24 back when it was proposed.

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1 Several years ago, our
 2 organization elected to not weigh in on
 3 this development and our zoning and government
 4 relations committee is once again going to
 5 continue that in order to just stay consistent
 6 through that process.
 7 Thank you again for coming
 8 out. If you are not on the mailing list,
 9 please get on this so the plans can be sent
 10 to you tomorrow. If you have any other
 11 comments, please feel free to contact us.
 12 Thank you.
 13 (Many audience members
 14 speaking at once.)
 15 MR. BLAUVELT: Can you tell us the
 16 process?
 17 ALDERMAN BURNETT: How many people
 18 want this development?
 19 How many don't want this?
 20 MS. MURPHY: Thank you. Let the
 21 record reflect that not one person had replied
 22 that they wanted the development and the people
 23 in the room acknowledge that they do not want
 24 the project. Thank you.

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1 Oh, let the record reflect that
 2 there was approximately 100 people in this room.
 3 Thank you.
 4 (Whereupon, no further
 5 discussions were had.)
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1 STATE OF ILLINOIS)
 2) SS.
 3 COUNTY OF C O O K)
 4
 5
 6 I, LORI ANN ASAUSKAS, CSR, RPR,
 7 do hereby state that I am a court reporter doing
 8 business in the City of Chicago, County of Cook,
 9 and State of Illinois; that I reported by means
 10 of machine shorthand the meeting held in the
 11 foregoing cause, and that the foregoing is a
 12 true and correct transcript of my shorthand
 13 notes so taken as aforesaid.
 14
 15
 16 _____
 17 Lori Ann Asauskas, CSR, RPR.
 18 Notary Public, Cook County, Illinois
 19
 20
 21
 22
 23
 24

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COMMUNITY MEETING, 01/28/2020

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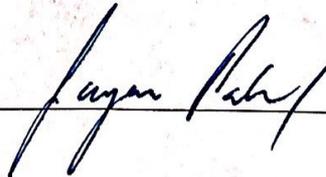
**IN RE ZONING VARIANCEAMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL**

AFFIDAVIT

I, SANJAY PATEL being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1442 N. WIELAND ST Chicago, Illinois.
2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.
3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.
4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is **not** in conformance with the street and would be detrimental to our residents and our housing values.
5. It is bad enough that we will have a 12 story hotel overlooking our homes merely for the financial gain of these developers, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.
6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.
7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this ____ day of _____, 2020

Notary Public

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, LEV ECTERMAN, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1532 N. Wieland St. Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

5. It is bad enough that we will have a 12 story hotel overlooking our homes merely for the financial gain of these developers, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.

6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this 13 day of August, 2020
Chad Myers Notary Public

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, David Buck, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at David Buck Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

5. It is bad enough that we will have a 12 story hotel overlooking our homes merely for the financial gain of these developers, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.

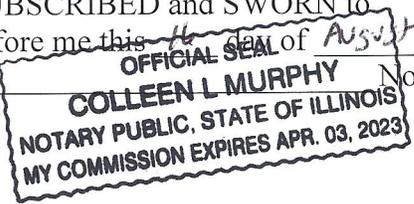
6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this 16 day of August, 2020



Notary Public

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

INNA
I, ELTERMAN, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1532 N. Wieland Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

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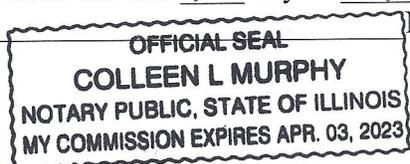
6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.

Elterman

SUBSCRIBED and SWORN to
before me this 16 day of August, 2020



Notary Public

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Nicole Grewal, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1446 W. North Park Ave Chicago, Illinois
Chicago IL 60610

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

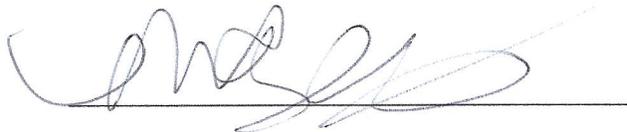
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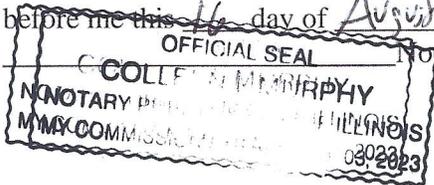
6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this 16 day of August, 2020
Notary Public



IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Ann Marie Nedean, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at Wieland Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

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6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

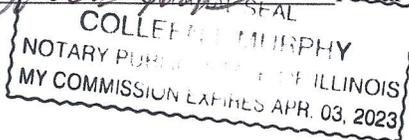
7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.

Ann Marie Nedean

Ann Marie Nedean

SUBSCRIBED and SWORN to
before me this 6 day of 07, 2020
Colleen Murphy Notary Public



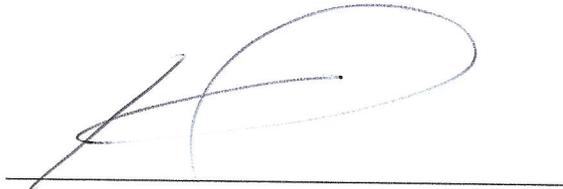
IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

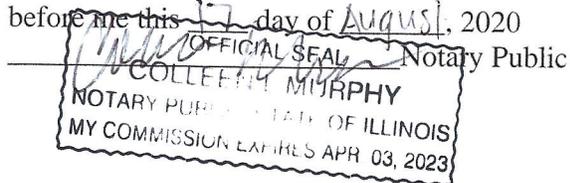
I, Kenneth Diamond, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 317 W Evergreen Chicago, Illinois.
2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.
3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.
4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.
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6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.
7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this 17 day of August, 2020



IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Alex MOTE, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1514 W. Wieland St Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

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6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this 15th day of APR, 2020
COLLEEN L MURPHY Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES APR 03, 2023

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Nina Remig being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1516 N. Wieland St Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

5. It is bad enough that we will have a 12 story hotel overlooking our homes merely for the financial gain of these developers, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.

6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

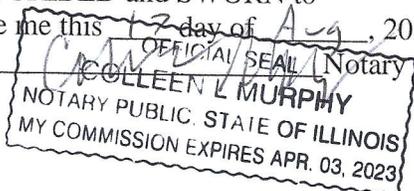
7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.

Nina Remig

SUBSCRIBED and SWORN to
before me this 17 day of Aug, 2020

COLLEEN L MURPHY Notary Public



**IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL**

AFFIDAVIT

I, YASHAR AGHABAZAIE, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1516 N Wieland Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is **not** in conformance with the street and would be detrimental to our residents and our housing values.

5. It is bad enough that we will have a 12 story hotel overlooking our homes merely for the financial gain of these developers, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.

6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this 17th day of Aug, 2020
COURTNEY MURPHY Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 03, 2023

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Janet Rhines, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1444 N. Wieland St Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

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6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.

Janet Rhines

SUBSCRIBED and SWORN to
before me this 17th day of August, 2020
COLLEEN L MURPHY Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR. 03, 2023

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, DAN RHINES, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

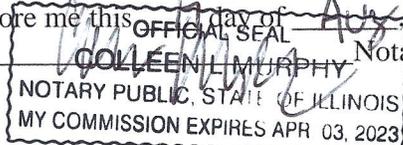
1. That I am a resident of Chicago and presently reside at 1444 N. WIELAND Chicago, Illinois.
2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.
3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.
4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.
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6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.
7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this 17 day of July, 2020

COLLEEN L MURPHY Notary Public


NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR 03, 2023

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

Maggie Robinson

I, Samantha Miller, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1508 N. Wieland Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

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6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.

Samantha Miller
Maggie Robinson
Charlotte Spalding

SUBSCRIBED AND SWORN to
before me on this 15th day of August 2020
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES APR 03, 2023

Notary Public

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Colleen Murphy, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1530 N. Wieland Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

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6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.

Colleen Murphy

SUBSCRIBED and SWORN to
before me this 17 day of MURPHY, 2020
Colleen Murphy Notary Public
MY COMMISSION EXPIRES APR. 03, 2023

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

MATT BLAUVELT

AFFIDAVIT

being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1530 N. WIELAND STREET Chicago, Illinois. CHICAGO, IL 60610

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

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7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to before me this 17 day of August, 2020
OFFICIAL SEAL
COLLEEN L. MURPHY Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APR 03, 2021

Hotel development on Wells/Wieland

Jessica Gac <jcgac13@gmail.com>

Tue 8/18/2020 5:08 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

Hello,

I am a resident of Old Town and this development will be within 250 feet of my property. I do not want it to be any larger than already planned and approved. I am against any changes to this project unless they are to minimize it or include an affordable grocery store.

Many Thanks,

Jessica Jagow (Gac)

1540 N LaSalle St, Chicago, IL 60610

847.980.8895

8/20 Meeting: 1520-32 N. Wells St./ 1513-25 N. Wieland St.

Beth A. Linn <bethalinn@yahoo.com>

Tue 8/18/2020 8:26 PM

To: CPC <CPC@cityofchicago.org>; Ward27 <Ward27@cityofchicago.org>

Cc: SCHILLER PLACE HOMEOWNERS - Pamela Chianelli <pamela@propertyolutionschicago.com>; Julie Lampert <julielampert@mac.com>

[Warning: External email]

Hello,

I am a long-term Old Town homeowner, living within one block of the proposed hotel development, and also a member of the Chicago real estate community. I believe that investment in real estate is an investment in neighborhoods and the future of Chicago, when it is done right and for the benefit of all constituents involved. I reviewed the PD Amendment Application and associated presentation posted on the City of Chicago Plan Commission Hearing website and have the below questions/comments.

- 1) The amendment states that Sub-Area C will remain unchanged. The presentation does not delineate Sub-Areas A, B or C. Where is Sub-Area C?
- 2) The presentation depicts the parking garage covered with grass. This grassy area is on the Wieland elevation. Will this area be accessible to hotel guests? If yes, how will noise be mitigated?
- 3) South of North Avenue, on Wells, I do not believe that there are any bars or restaurants above the 3rd floor, let alone any rooftop bars or restaurants above the 3rd floor. What noise limitations will be implemented for outdoor amenity areas, including bars and party venues, above the third floor?
- 4) Old Town has 3 major traffic contributors to Wells Street, before the addition of the hotel: Catherine Cook School pick-up and drop-offs, restaurant food and linen delivery, bar evening and weekend Uber/Lyft/cab traffic. Will the hotel deliveries be time restricted to the very early morning hours so as to not add to the existing traffic congestion?
- 5) The construction of the hotel is likely to cause rat displacement. What preventative measures will be put in place so that the rats do not migrate to the local homeowners' yards?
- 6) The height of the hotel greatly exceeds that of the surrounding buildings. This will alter the streetscape and community feel. Will the future zoning for Old Town now approve buildings of significantly greater height?

Thank you,
Beth Linn

Beth A. Linn
e bethalinn@yahoo.com
m 312-259-8157

August 18, 2020

Via email to:

The Chicago Planning Commission

Re: **OBJECTION TO VARIANCE FOR PD 1335 (DUKE OF WELLS HOTEL)**

Dear Honorable Board Members,

First, I hope this finds you and your families healthy. As you may know, this objection is submitted both personally, as I have been a resident on Wieland for over 20 years, on behalf of the Wieland Street Block Club and frankly nearly all residents in the neighborhood. In fact, throughout the numerous, well attended hearings not one resident stated they were in favor of this variance at any time. Please see the transcript of the community hearing submitted for your review. In light of this, please be advised that we strongly object to any variance to PD 1335 for many reasons that are detrimental to the community, but most significantly for the following reasons:

1. The Developer is trying to renegotiate its agreement for its own financial gain

First, while the obnoxiously large hotel in Old Town has already been approved, it was done so only after extensive negotiations with the community and the residents. That agreement was to acquiesce to the hotel in exchange for the construction of **four single family homes** on the residentially zoned Wieland parcels from 1513-1523. The Wieland Street Block Club and many local neighbors felt that this was reasonable. Although we certainly did not want hotel room guests/strangers peering out of their hotel room windows and balconies at our homes, children and schools, we felt a substantial buffer could be built with four single family homes of like kind as shown in the original PD request. This would bring families, friends and vested citizens to the street and neighborhood. We negotiated in good faith for families and friendships, not garage exhaust and noise.

After they received *exactly* what they requested, the developers are now crying that they do not want the cost of building a below grade parking garage and are seeking to re-trade a deal they proposed and put the garage on the parcels zoned for single family homes. This is **not** a valid reason under the law to grant a variance. The developers want to eliminate *the only reason* we agreed to the obnoxiously large hotel in the first place. This alleged “variance” seeks to put a parking garage within 25 feet of our residential street and only build two smaller, sideways single family residences. Why should the developer be allowed to renegotiate its deal to the detriment of the residents for its own financial gain? Enough is enough. Allowing this variance would erode this community's trust in the local government and the State laws that are intended to protect this neighborhood's character and its residents.

2. The variance hurts property values of the residents

We understand that our property values are not the most compelling argument to this board, but if this board were to approve the variance requested for the financial benefit of the developers it must be considered. It is obvious that this variance will hurt the property values of the existing community. Property values are likely to go down in the area if a hotel **and** parking garage are within 25 feet of the street. In addition, the comps or value of the newly proposed sideways homes will be substantially less than the original design in the PD as they are attached to a parking garage. The residents and Wieland Street Block Club would never have agreed to this in the original deal as it substantially hurts our property values and the community.

3. The Variance in not in conformance with the street

Most importantly the alleged variance is completely inconsistent with Wieland Street. It is bad enough that the hotel was allowed to be so big with rooms overlooking our homes, schools, and our children playing, but to allow a parking garage for a 200 plus room hotel to be 25 feet from the street is not in conformance with other lots on the street. Residential lot depths range from 105 to 125 on this street. This proposal is for a lot depth of only 25 feet. Thus the residents are losing a much needed buffer from the hotel itself.

The character of the Old Town neighborhood is integral to who we are and why we live here. Our neighborhood is walkable and social. We know each other and look out for each other. We are retirees and families with small children playing in the street or hosting block parties. We do not want a parking garage jammed into the backyard of two sideways homes.

By definition this variance request is not in conformance with what the city approved and for good reason. To grant this variance would extend an authority to use this land to this developer in a manner forbidden by the zoning enactment and which has no good faith basis other than the developer's own financial gain to the detriment of the residents. See Chicago Heights, 196 Ill.2d at 17, 255 Ill.Dec. 434, 749 N.E.2d 916; Hawthorne v. Village of Olympia Fields, 204 Ill.2d 243, 253 n. 2, 274 Ill.Dec. 59, 790 N.E.2d 832 (2003) (same). See also 9 Real Property Service Illinois ch. 46, § 46:101 (1993) Jones, 217 Ill.App.3d at 89, 159 Ill.Dec. 986, 576 N.E.2d 909; see also Kotrich v. County of Du Page, 19 Ill.2d 181, 188, 166 N.E.2d 601 (1960).

Lastly we are not unreasonable neighbors. That is why we agreed to the obnoxiously large hotel in the first place. We are open to something that is fair to the residents, but this plan is not. A hotel garage on land that was promised to be four single family homes is not reasonable. We urge you to disapprove the proposed variance allowing for a hotel garage to encroach on the residential street that we call home.

Thank you for your continued service and support of our communities.

Respectfully Submitted,
Colleen Murphy/Wieland Street Block Club
1530 N. Wieland Chicago, IL 60610

Wieland/Wells

Lisa Rose <lisa@rosemediasales.com>

Wed 8/19/2020 12:44 AM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

I strongly oppose any change to the already approved zoning. Wieland Street has many families not to mention 2 elementary schools. Do we really feel it's safe for schoolchildren to be exposed to transient hotel guests? Not to mention all the terrible things that have happened at schools in US.

Please stick to original zoning agreement. I would hate for something to happen to all the kids that walk up and down Wieland to school.

Finally do we really need another hotel? The current hotel occupancy is extremely low and so many people have lost their jobs in the hospitality industry. Is it really a prudent choice to build a hotel now? Wouldn't it be a better idea once we know what the post Covid world is going to be like?

Lisa Rose
1510 N Wieland

Sent from my iPad

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Lynne Weil, being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1520 N Wieland Street Chicago, Illinois.
2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.
4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

5. It is bad enough that we will have a 12 story hotel overlooking our homes merely for the financial gain of these developers, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.

6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.
7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.

Phur

SUBSCRIBED and SWORN to
before me this 5/17 day of May, 2020

Notary Public

IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL

AFFIDAVIT

I, Jonathan Flann being first duly sworn on oath deposes and states from his/her personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1452 N. Wieland Chicago, Illinois.

2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.

3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.

4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is not in conformance with the street and would be detrimental to our residents and our housing values.

5. It is bad enough that we will have a 12 story hotel overlooking our homes merely for the financial gain of these developers, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.

6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.

7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.

Further Affiant Sayeth Not.



SUBSCRIBED and SWORN to
before me this ___ day of ___, 2020

Notary Public

**IN RE ZONING VARIANCE AMENDMENT REQUEST TO PD 1335
FOR 1513 -1523 N. WIELAND CHICAGO, IL**

AFFIDAVIT

I, Patrick McCusker, being first duly sworn on oath deposes and states from his personal knowledge as follows:

1. That I am a resident of Chicago and presently reside at 1438 N. Wieland St. Chicago, Illinois.
2. I have reviewed the amended application to PD 1335 and I am voicing my objection to this amendment.
3. Specifically I object to any changes to the use of the land on Wieland beyond the four single family homes that the developer has already negotiated and promised in the original PD application.
4. Allowing an amendment to this PD to replace the four single family homes with an above ground parking garage for a hotel and two smaller horizontal homes is **not** in conformance with the street and would be detrimental to our residents and our housing values.
5. It is bad enough that we will have a 12 story hotel overlooking our homes, but to now allow a parking structure from an oversized hotel on land that was promised to be residential is unjust.
6. The developers should be more than grateful that they were granted the original PD to build the oversized hotel in the first place and should honor that deal or not build the hotel.
7. I specifically relied on the residential zoning in this neighborhood when I chose to live, work and pay taxes here.



SUBSCRIBED and SWORN to
before me this ____ day of _____, 2020

Notary Public