

December 12, 2022

Via Email and First Class Mail: jane.hornstein@hud.gov

Jane B. Hornstein, Director
Special Applications Center
U.S. Dept. of Housing and Urban Development
Ralph H. Metcalfe Federal Building
77 W. Jackson Blvd., 24th Floor
Chicago, IL 60604-3507

Re: Section 18 Disposition Application No. DDA0012060 for Chicago Housing Authority's Request to Dispose of Public Housing Land for a Chicago Fire Practice Facility

Dear Ms. Hornstein:

We are writing on behalf of a coalition of community-based organizations, whose membership includes ABLA and other public housing residents, to object to the Chicago Housing Authority's ("CHA") disposition application, which would improperly dispose of 25 acres of highly valuable public housing land at the former ABLA development to facilitate a Chicago Fire Football Club ("Chicago Fire") practice facility. The application contains inaccurate statements and violates Section 18 of the United States Housing Act of 1937, as amended ("Section 18"), as well as violations by the CHA and the City of Chicago ("City") of their obligations under civil rights laws and CHA's obligations under its Moving to Work ("MTW") Agreement.¹ Before making a decision on CHA's disposition application, HUD must consider the information provided in this letter.

Criteria for Disapproval

The disposition of public housing land is governed by Section 18 of the United States Housing Act of 1937, as amended in 1998 ("USHA"), 42 U.S.C., 1437 *et seq.* and 24 C.F.R. Part 970.

¹ We plan to supplement our concerns once CHA and HUD respond to our Freedom of Information Act requests. Importantly, the CHA is withholding the full disposition application, claiming it is a draft, even though it was submitted to HUD for approval. The CHA also claims that it is exempt from disclosing records related to real estate purchase negotiations until the transaction occurs, although as discussed in this letter, the CHA has stated in various public forums and throughout its disposition application that the transaction is a ground lease, not a sale. We believe the information CHA is withholding is not protected under any exemption from disclosure, and its actions are improper and intended only to limit adverse information relevant to our review and necessary to share with HUD. Until such time as we are provided the opportunity to review the complete application with all supporting information, HUD should not issue a decision on the disposition application.

“Disposition” is defined to include the “conveyance or other transfer by the PHA, by sale or other transaction, of any interest in the real estate of a public housing project.” 24 C.F.R. § 970.5. It includes leases for non-dwelling purposes for more than one year, and land where public housing was once sited. 24 C.F.R. § 970.5. MTW housing authorities are not exempt from and cannot waive the Section 18 requirements. Section 204 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996 (Public Law 104-134).

HUD is required to deny a disposition application when, *inter alia*, the PHA’s required certification is inconsistent with (1) the PHA’s plan under Section 5A of USHA, 42 U.S.C., 1437c-1; (2) any information and data available to HUD and related to the disposition application, including the justification requirements at 970.17; (3) any information or data requested by HUD; or (4) the PHA’s obligations to comply with the resident consultation and opportunity to purchase requirements at 970.9. 24 C.F.R. § 970.29. Further, both HUD and CHA are obligated to comply with federal civil rights laws, including the duty to affirmatively further fair housing under the Fair Housing Act, 42 U.S.C. 3601 *et seq.*, 24 CFR Parts 5, 91, 92, 570, 574, 476 and 903, and 86 FR 30779 (June 10, 2021). For the foregoing reasons, CHA’s certification of compliance is clearly inconsistent with the contents of its disposition application, Moving to Work Agreement, and its obligations under civil rights laws, and HUD should therefore reject the application.

CHA’s Longstanding, Contractual Obligation to Rebuild Family Public Housing Units

As part of its Plan for Transformation, CHA demolished Addams and Abbott Homes, rehabilitated Brooks Homes and Loomis Courts, and displaced thousands of ABLA families to racially-segregated, economically depressed areas of the City. For years, CHA promised those displaced ABLA families that they could return to new or rehabilitated units in their former neighborhood.

CHA most recently committed to build 775 public housing replacement units on the ABLA footprint in a development now known as Roosevelt Square, which is far fewer than the 2,441 new and 455 rehabbed public housing units CHA promised in 2013 as part of its Plan Forward, which followed the Plan for Transformation. To date, CHA and the developer (Related Midwest) have delivered only 245 of the 775 promised replacement ABLA units.²

As recently as 2016, an updated Master Plan proposed developing the land primarily for residential housing, with a mix of commercial and open space. This vision has been long promised to the displaced ABLA residents and other low-income CHA residents seeking to live in an area of opportunity close to the Illinois Medical District, which offers a wide array of health care and disability services. In 2021, the City of Chicago and the CHA approved the next phase of development, which will include only 80 public housing units. When completed, this will bring the number of delivered replacement public housing units to 325, about 40% of the number originally committed.

² City of Chicago Department of Housing, “Next Phase of ABLA Homes Redevelopment Approved for the Near West Side” (July 20, 2022) *available at* https://www.chicago.gov/city/en/depts/doh/provdrs/housing_resources/news/2022/july/next-phase-of-abla-homes-redevelopment-approved-for-the-near-wes.html

CHA's failure to meet its original goals under the landmark Plan for Transformation highlights the fair housing implications of its pending application for disposition. HUD gave CHA \$1.5 billion to demolish 18,000 units, and revitalize 25,000 units, of public housing. (This would result in a net loss of 13,000 public housing units.)³ CHA claims that it met its revitalization goal last year in the MTW 2022 Annual Report, but that claim is misleading. CHA's revitalization efforts have focused to a large extent not on the construction of new public housing—fewer than 2,800 were built in mixed-income developments—but on the expansion of its project-based voucher (PBV) program.⁴ More than 5,000 of the revitalized units are in PBV buildings owned and managed by private entities and subject to expiring contracts.⁵ These units already existed (and were often occupied) when CHA counted them toward its revitalization goal. And while it is true that HUD authorized this action, that authorization does not change the fact that CHA has dramatically reduced the number of public housing units in Chicago—a loss that will only be exacerbated if CHA takes land that was supposed to be used for the construction of public housing and leases it to a soccer team. CHA has also failed to create enough appropriately-sized public housing units. The 18,000 high rise units that CHA demolished were family units, and more than 9,000 of the revitalized units are in senior housing developments, where the units are much smaller.⁶ Most displaced families cannot live in these developments. They need appropriately-sized units that CHA can build in opportunity areas like the one where ABLA is located.

The Need for Affordable Housing in Opportunity and Gentrifying Areas

The City's own data and findings confirm that there is a desperate lack of affordable housing in opportunity areas and gentrifying neighborhoods in Chicago. The majority of Chicago's low-income developments have been in majority Black neighborhoods on the South and West Sides.⁷ The vast majority of individuals who live in low-income, under-resourced neighborhoods are Black or Latinx, and many are people with disabilities.⁸ As a result, Chicago has experienced an exodus of Black Chicagoans, who are forced to move outside the City.⁹ The City must therefore pursue every available opportunity to create affordable, accessible housing in opportunity and gentrifying neighborhoods.

³ Plan for Transformation, January 2000, pg. 2.

⁴ FY2021 MTW Annual Report, pg. 67.

⁵ *Id.* See Also FY2010 MTW Annual Report (Revised), pg. 56 http://cha-assets.s3.us-east-2.amazonaws.com/s3fs-public/2018-08/fy2010_annual_report_revised_hud_approved1.pdf (last visited Dec. 12, 2022).

⁶ *Public Housing*, CHA, <https://www.thecha.org/residents/public-housing#:~:text=CHA%20provides%20just%20fewer%20than,14%20Family%20public%20housing%20properties> (last visited Dec. 12, 2022); See also Grace del Vecchio, *The Chicago Housing Authority Explained*, South Side Weekly, Feb. 25, 2022

⁷ Chicago Dept. of Housing, Racial Equity Impact Assessment, Qualified Allocation Plan, 12, https://www.chicago.gov/content/dam/city/depts/doh/qap/qap_2021/draft_reia_qap.pdf (last visited Dec. 11, 2022).

⁸ Chicago Blueprint for Fair Housing, Oct. 2021, 3-9, <https://www.chicago.gov/city/en/sites/blueprint-for-fair-housing/home.html> (last visited Dec. 11, 2022).

⁹ *Who Can Live in Chicago? Investigating Housing Affordability Trends in Chicago Using 2020 Census Data*, April 21, 2022, <https://voorheescenter.uic.edu/news-stories/who-can-live-in-chicago-investigating-housing-affordability-trends-using-2020-census-data/> (last visited Dec. 11, 2022).

CHA and the City Should Not Be Permitted to Dispose of Public Housing Land in a Gentrifying Area

ABLA/Roosevelt Square is surrounded by rapidly gentrifying neighborhoods on Chicago's Near West Side. To the North are University Village, Little Italy, and the campus of the University of Illinois at Chicago ("UIC"). To the northwest are the Illinois Medical District and Tri-Taylor neighborhood. To the east is the massive "South Campus" development of market rate housing and commercial businesses. To the south – in addition to the several luxury developments along 15th and 16th Streets – is the most rapidly gentrifying and whitest part of Chicago's Pilsen (Lower West Side) community. The ABLA area therefore offers easy access to good jobs, healthcare, shopping, parks, universities, and many other amenities in Chicago's booming central core – access that thousands of CHA families once had but lost over the past two decades as the Plan for Transformation pushed families out to the Far South and Far West Sides of Chicago.

The potential for this land to appreciate was recognized two decades ago. In 1998, at CHA's request, the court monitoring the housing authority's fair housing obligations in the *Gautreaux* litigation deemed ABLA/Roosevelt Square a "Revitalizing Area," recognizing that it was already likely to become racially and economically integrated.¹⁰

The Natalie M. Voorhees Center at the University of Illinois at Chicago ("Voorhees Center") completed a report analyzing the area in question.¹¹ In its report, the Voorhees Center found that "[w]hile land dispositions by the CHA have become common practice in Chicago at mixed-income redevelopments that are part of the Plan for Transformation, they are primarily being used on the South Side of Chicago in largely African American neighborhoods that have historically been disinvested and are having slower recovery of the housing market post-recession, such as Grand Boulevard and Washington Park."¹² The Voorhees Center notes that rebuilding efforts over the past 15 years have slowed due to the recovery of the real estate market, which has resulted in CHA using "its land for government or commercial facilities such as a non-profit tennis academy, charter schools, police station, medical facilities, movie production space, and supermarket."¹³ With the Chicago Fire proposal, there are stark differences in the market conditions, which allowed for additional affordable housing units to move forward as recently as 2021. "[I]n a community that is seeing significant neighborhood reinvestment resulting in gentrification and displacement [this pivot] is a significant shift in CHA and City of Chicago policy."¹⁴

¹⁰ See Settlement Agreement, Ex. A at 1-2, *Gautreaux v. Chi. Hous. Auth.*, 981 F. Supp. 1091 (No. 66-cv-1459), available at <https://cha-assets.s3.us-east-2.amazonaws.com/s3fs-public/signed%20settlement%20agreement.pdf>.

¹¹ Voorhees Center Memo Re: Chicago Fire Performance Centre Proposed Development ("Voorhees Center Memo"), attached as Exhibit A.

¹² *Id.* at 2.

¹³ *Id.*, citing Dumke, M. (2022). This land was promised for housing. Instead it's going to a pro soccer team owned by a billionaire. Propublica. <https://www.propublica.org/article/chicago-housing-abla-fire-soccer-cha>.

¹⁴ Voorhees Center Memo, citing Betancur, J., and Kim, Y. (2016). Impact of ongoing gentrification in Pilsen. Natalie P. Voorhees Center for Neighborhood and Community Improvement.

The Voorhees Center also finds that displacement of low-income households is highly likely, as “[a]ccording to the Institute for Housing Studies’ Displacement Risk Index, the Near West Side, which includes Roosevelt Square, is considered to be at moderate to high risk of displacement.¹⁵ Roosevelt Square is located within Chicago’s Near West Side neighborhood, which is experiencing rapid gentrification.” It is also surrounded by areas experiencing rapid gentrification, including University Village, Little Italy, and the University of Illinois Chicago (UIC) campus, the Illinois Medical District, the Tri-Taylor neighborhood, Pilsen,¹⁶ and University Village, a 930-unit residential development with 120,000 square feet of retail space. The area is also proximate to “The 78,” a 62-acre mixed-use development that will include a major innovation hub, the Discovery Partners Institute (DPI). With substantial ongoing public and private investment, access to jobs, healthcare, retail, and universities near the Chicago business district, the Voorhees Center finds that “Roosevelt Square is poised to become one of the fastest growing and most coveted communities in Chicago” and that “now is the opportune time to build affordable housing.”

The Voorhees Center also found that the Near West Side neighborhood, including the 137 acres making up Roosevelt Square, has experienced significant change, “with a steady increase in racial diversity over the past 20 years with public and private investments.” At the same time, the Near West Side has experienced decreasing poverty and unemployment rates. While this area remains predominately rental housing, according to the City of Chicago’s Affordable Requirements Ordinance Zone Map, “these areas are high opportunity areas for inclusionary affordable housing.”

The City of Chicago and CHA’s Actions Deprive Low-Income Persons with Disabilities and Majority Black and Latinx Residents of Affordable Housing Opportunities in an Increasingly White and Gentrifying Area.

CHA and the City of Chicago may argue that they can satisfy their obligations so long as there will be sufficient replacement housing available to the remaining ABLA residents with a right of return. But that is not the standard under federal civil rights laws. CHA and the City have a duty to ensure that they do not deny, by intent or effect, affordable housing opportunities to protected classes throughout Chicago, especially where housing can be built in opportunity areas and thereby start to reduce the pervasive racial segregation in the city.¹⁷

Because the City of Chicago and CHA receive federal housing-related funds, they likewise have a duty to affirmatively further fair housing. This obligation requires that “[a]ctions must be taken to fulfill, as much as possible, the goal of open integrated residential housing patterns and to

¹⁵ Voorhees Center Memo at 2, citing Institute for Housing Studies at DePaul University. (2019). Mapping Displacement Pressure in Chicago. <https://displacement-risk.housingstudies.org/>.

¹⁶ Voorhees Center Memo at 2, citing Betancur, J., and Kim, Y. (2016). Impact of ongoing gentrification in Pilsen. Natalie P. Voorhees Center for Neighborhood and Community Improvement.

¹⁷ *Texas Department of Housing & Community Affairs v. The Inclusive Communities Project, Inc.* 576 U.S. 519 (2015).

prevent the increase of segregation.”¹⁸ A failure to comply with this duty jeopardizes the City’s receipt of federal funds.¹⁹

As recipients of federal dollars, the City of Chicago and CHA are also subject to Title VI of the Civil Rights Act of 1964 and are prohibited from discriminating on the basis of race, national origin, or color in any program or activity that receives federal funds or other federal financial assistance.

In making housing-related decisions, the City and CHA must consider the civil rights implications of their actions. They should therefore have evaluated the ongoing need for affordable housing on the Near West Side by considering market rents, vacancy rates, household incomes, rates of housing cost burden, and public and subsidized housing waiting lists. They must also consider, as part of their analysis, the supply of affordable rental housing in opportunity areas with easy access to public transportation, good jobs and schools, and high-quality healthcare. Finally, the City and CHA should have considered how their decisions will affect people of color, families with children, people with disabilities, and other protected classes.²⁰ On information and belief, the City failed to adequately consider any of these factors in its amendment to the Planned Development. Had they conducted the proper analysis, the City and CHA could not convey valuable public housing land to a private, for-profit professional soccer team.

To the extent that the City’s plan for the land at ABLA has been motivated by CHA’s and Related Midwest’s failure to build in a timely manner the promised affordable replacement units at Roosevelt Square, the City should prioritize the creation of this affordable housing over a perceived need to make use of the land by leasing it to a soccer team. At a minimum, CHA should—as it has in other gentrifying neighborhoods, like those near the Cabrini and Lathrop developments—retain the land until development can occur.

Rather than conducting the proper analysis and taking the steps necessary to create desperately-needed affordable housing in a gentrifying neighborhood, the City and CHA have joined forces to lease to a soccer team valuable land that should have been reserved for public housing residents. In the process, they ignored the significant role they have played in making unavailable land designated for future public and affordable housing. CHA and the City repeatedly departed from normal policies and procedures to give this land to the Chicago Fire. For example, the City and CHA offered the Chicago Fire three potential sites for its soccer facility. Two of these sites, Madden Wells/Oakwood Shores and Taylor Homes/Legends South,

¹⁸ *Otero v. New York City Hous. Auth.*, 484 F.2d 1122, 1134 (2nd Cir. 1973).

¹⁹ *United States ex. Rel. Anti-Discrimination Center Inc. v. Westchester County*, 668 F. Supp. 2d 548, 569 (S.D.N.Y. 2009); See generally HUD’s 2021 Interim Final Rule Restoring Affirmatively Furthering Fair Housing Definitions and Certifications *available at* <https://public-inspection.federalregister.gov/2021-12114.pdf>.

²⁰ See, e.g. *Access Living of Metropolitan Chicago v. City of Chicago*, No. 1:18-cv-03399 (N.D. Ill.) (challenging the City of Chicago’s use of millions of dollars in federal funding on affordable housing development that is noncompliant with accessibility requirements under the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, and the Fair Housing Act).

are in racially-segregated, low-income communities with minimal potential for gentrification.²¹ The presentation however attempted to obfuscate the growing diversity and increase in incomes for the ABLA community, making it appear as a high poverty, racially concentrated area of the City, rather than accurately showing its place within the Near West Side, as demonstrated by the Voorhees Center data. Not surprisingly, the Chicago Fire chose the site most likely to substantially increase in economic value. The City also departed from normal policy and practices on zoning matters by serving as the applicant for the Planned Development request.

In March 2022, the City of Chicago created talking points for a meeting with Related Midwest and the Chicago Fire detailing why the City should not be the applicant for the Planned Development amendment, including that this decision would violate internal guidance against the City applying for profit-generating developments.²² Then, in May, after the Chicago Fire revived its advocacy for the City to serve as the applicant, the City changed its position, now stating that it “strongly believes” it can act as the applicant.²³ Among other things, this allowed the Chicago Fire to benefit from these zoning changes without submitting the requisite economic disclosure statement. When a journalist inquired about the anomaly, the City could not justify this as a usual practice, as the city is “rarely” the applicant in these circumstances, and had to draft talking points post-hoc.²⁴

Once DPD agreed to be the applicant, DPD took over coordinating and facilitating all the internal review processes and deadlines throughout July, August, and September. This included setting internal deadlines for the private partners and asking other departments, such as CDOT and the Park District, to review the application quickly and sometimes in outdated forms while other revisions were in process, a benefit that other for-profit developers would be unlikely to obtain. DPD also allowed the private partners to break routine deadlines throughout, including working on planning decisions up to and after the Plan Commission required other applicants to have their presentations submitted for Commissioner review for the September meeting.²⁵

The City’s actions are consistent with its larger pattern and practice of refusing to build affordable housing in white or gentrifying communities. The City is already under investigation for a multitude of civil rights violations, including a pending HUD administrative complaint²⁶ which alleges that the City’s longstanding policy and practice of “aldermanic prerogative” – whereby the City of Chicago delegates to the City’s 50 aldermen and alderwomen (“aldermen”) unfettered discretion and power over zoning, land use, city lots, and public financing, in order to decide where, if, and how affordable housing is built in their wards – discriminates by allowing

²¹ University of Illinois at Chicago Natalie P. Voorhees Center for Neighborhood and Community Improvement. *The Gentrification Index: Socioeconomic Change of Chicago’s Community Areas (1970-2010)*, p. 19-20, available at <https://voorheescenter.uic.edu/what-we-do/areas-of-research/gentrification-index/>

²² Correspondence attached as Exhibits C and D.

²³ Correspondence attached as Exhibits E and F.

²⁴ Correspondence attached as Exhibit G.

²⁵ Correspondence attached as Exhibit H (decisions outstanding on 9/12) and Exhibit I (requiring applicants to meet 9/8 deadlines for final submissions).

²⁶ *Chicago Area Fair Housing Alliance, et al. v. City of Chicago*, HUD Administrative Complaint (Nov. 2018).

aldermen to block affordable housing in white and gentrifying neighborhoods. Ald. Ervin exercised his “aldermanic prerogative” by approving the use of the ABLA land for a soccer training facility. This application is also oddly situated among City’s claim that it lacks available land for affordable housing in predominantly white and gentrifying neighborhoods.

The City is also defending a federal lawsuit brought by Access Living of Metropolitan Chicago. It alleges that the City has funded and developed tens of thousands of affordable rental housing units (which, given the age of Chicago’s existing rental housing stock, may be the only way to create accessible, affordable housing opportunities) without ensuring that a sufficient number are accessible to people with disabilities, as required by federal law.²⁷ The complaint alleges that “low-income people with disabilities struggle to find suitable housing and are often forced to live on the street, in their cars, nursing homes, in homeless shelters, or in other inadequate and dangerous housing.”²⁸ Given this context and the specifics of the ABLA proposal, HUD should reject the civil rights certifications submitted as a part of the disposition application and deny the application.

CHA’s Application is Inconsistent with Its Representations

HUD should deny this disposition application because it is inconsistent with the information provided during the consultation process and to the public. These inconsistencies include but are not limited to the following:

- CHA’s submission of HUD 52860A states that the method of disposition is a negotiated sale at Fair Market Value, rather than a negotiated lease at Fair Market Value. Throughout the application and consultation process, CHA has consistently referred to this disposition as a long-term lease, often describing it as a 40-year lease. Indeed, CHA’s May 17, 2022 board resolution states that CHA will “execute a market rate commercial lease with the Chicago Fire Football Club or its designee.” The July 13, 2022 HUD-7015.15 form’s request for release of funds and certification further describes this as a “long-term lease of lands” involving a “long-term lease of approximately 25 acres” whereby CHA would receive \$1,000,000 annually over the course of 40 years, plus a lump sum of \$8,000,000, for a total of \$48,000,000. The CHA then provides an appraisal report created by CBRE Valuation and Advisory Services for the purpose of estimating the “market rent” including the “leasehold value of the land; and fair market rent for the land.” *CBRE Appraisal Report CHA Land – Chicago Fire Football Club Development*, p. 1.²⁹ Finally, throughout the meetings with community members and in public presentations to the City of Chicago Plan Commission, City of Chicago Committee on Zoning, Landmarks, and Building Standards, and the full City Council, CHA has consistently and repeatedly described this transaction as a long-term *lease*, not a sale. Thus, the application is clearly inconsistent with its representations during the

²⁷ *Access Living of Metro. Chi. v. City of Chicago*, 372 F. Supp. 3d 663 (motion to dismiss denied) (N.D. Ill. 2019).

²⁸ *Id.*

²⁹ As noted in footnote 1, CHA has refused to produce pages 3-12 of this report in response to a FOIA request so we are unable to analyze any additional inconsistencies that may be present.

consultation processes and internally inconsistent as a whole, and HUD should not approve it.

- Presuming that CHA did in fact intend to apply for a disposition for a long-term *lease* at fair market value, the May 17, 2022 board resolution contemplates that a discussion on the lease terms and the planning timeline for the rehabilitation of the Brooks Homes would take place at the September 2022 Board of Commissioners meeting. However, there is no agenda item indicating that such a discussion occurred at the July, September, or November 2022 Board of Commissioners meetings. Thus, to our knowledge, these lease terms, the rehabilitation timeline for the Brooks Homes, and the other concrete commensurate public benefits have never been discussed or approved by the CHA Board of Commissioners in a public forum, so the public has not had adequate opportunity to comment.
- The CHA states that this disposition meets the requirements outlined in 24 C.F.R. § 970.17. CHA attests that: (1) the disposition is in the best interests of the CHA and Residents and is consistent with the MTW Annual Plan, 1937 Act, and 24 C.F.R. 970.17(c), and (2) the disposition of the non-dwelling property is incidental to, or does not interfere with, the continued operation of the remainder of the development. The CHA cannot show that this plan is in the best interests of CHA and, more importantly, its residents. Nor can CHA demonstrate that this is incidental to the remainder of the development. As described above, the land subject to the disposition proposal is located in a rapidly gentrifying community and has been long intended for affordable housing, but now will be leased or sold to a wealthy, private sports team for a private facility. CHA is disposing of this valuable land, which was designated for public and affordable housing, in exchange for little commensurate public benefits (the development of a parking lot, capital for rehabilitation of Brooks Homes and Loomis Courts, and temporary contracting and programming opportunities for residents). The details of these commensurate public benefits have not fully been disclosed, made available for public comment, or contained within an enforceable Community Benefits Agreement.
- None of the reported benefits will increase the supply of affordable housing in opportunity or gentrifying neighborhoods. CHA may actually be able to cover the cost of providing the meager resources that have been exchanged. Furthermore, it may already be obligated to, for example, rehabilitate Brooks and Loomis Homes or ensure that construction employment opportunities are provided to public housing residents pursuant to Section 3. CHA's FY 2023 budget totals \$1.195 billion, with a capital fund budget of more than \$190 million.³⁰ In 2017, CHA was accused of stockpiling more than \$370 million in cash reserves, as families languished for decades on the CHA's waitlists.³¹ Based upon this information, HUD should determine whether CHA's representations that

³⁰ Chicago Housing Authority, FY 2023 Comprehensive Annual Budget, <https://www.thecha.org/about/plans-reports-and-policies/cha-budget-and-financial-reports> (last visited Dec. 11, 2022).

³¹ *Chicago Housing Authority stockpiles cash, pays debts as families languish on waitlists*, Chicago Tribune, Jan. 13, 2017, <https://www.chicagotribune.com/news/breaking/ct-cha-finances-report-met-20170112-story.html>

it could not rehabilitate Brooks and Loomis, provide a parking lot to a nearby senior development, or construction jobs to public housing tenants are in fact true.

- This disposition likewise fails to address the ongoing needs for (1) affordable housing in opportunity and gentrifying areas in Chicago, and (2) replacement housing for current and former CHA residents and waitlist households in the ABLA community. Offloading more than half of the remaining land available for redevelopment to a wealthy soccer owner for a private facility does not directly or indirectly benefit these families. The approved amendments to the Planned Development, discussed above, only directly addressed or facilitated the Chicago Fire’s desire for recreational and office space in the primary vacant land at the site. The Plan Commission, Committee on Zoning, Landmarks, and Building Standards, and City Council did not consider or approve any of the amendments necessary for the replacement housing to be built within the remaining, more limited footprint. All three bodies will need to approve further plans and amendments before CHA and Related can start to build the remaining 450 public housing units, as well as the committed to affordable and market rate units. The bifurcation of these timelines casts doubt on CHA’s commitment to and prioritization of residential housing—and concerned even City employees moving the Chicago Fire proposal forward.³² The City, CHA, and its partners included some high-level updates to the Master Plan for Roosevelt Square in their presentations to community partners and the City Council, but only formally pushed forward the amendments to enable the soccer facility with none of the necessary amendments for the residential units and without making public statements about the number of units the remaining vacant land can or will accommodate. HUD cannot approve the disposition of half of the remaining land when the proposal for replacement housing is tenuous at best. This amount of land is clearly not incidental to the operation of the remainder of the development when there are outstanding questions about how and where CHA will increase density and if and when the necessary City bodies will approve the requisite rezoning.
- The disposition application does not accurately explain how this proposal was developed. The CHA Board resolution attached to the application states that “the Fire approached CHA regarding redevelopment of approximately 25 acres of vacant land...”³³ In 2021, the Chicago Fire was in negotiations with the Chicago Public Schools to build its facility on vacant CPS park land in Chicago’s Belmont Cragin neighborhood.³⁴ Faced with community opposition, the plan to build the facility there was scrapped. Then, on October 28, 2021, the Mayor’s Office, the City’s Department of Planning & Development, and the Chicago Housing Authority came together to present the Chicago Fire with three potential CHA sites for a soccer training facility. As described above, the Chicago Fire selected ABLA/Roosevelt Square.

³² Correspondence attached as Exhibit J.

³³ *CHA May 17, 2022 Board Letter regarding Agenda #10*, p. 2.

³⁴ Alex V. Hernandez, *Belmont Cragin Neighbors Blast Chicago Fire’s Plan for New Hanson Park Facility: ‘Where Are We Supposed to Play?’* BLOCK CLUB CHICAGO (June 11, 2021), available at <https://blockclubchicago.org/2021/06/11/belmont-cragin-neighbors-blast-chicago-fires-plan-for-new-hanson-park-facility-where-are-we-supposed-to-play/>

Taken together, these inconsistencies, deficiencies, and violations of civil rights laws require HUD to deny the disposition application. Please let us know if we can be of any further assistance. Please contact Emily Coffey at (312) 888-4195 if you require any additional information.

Sincerely,

Emily Coffey
MacKenzie Speer
Chicago Lawyers' Committee for Civil Rights

Lawrence Wood
Dan Schneider
Brigid Carmichael
Legal Action Chicago

Kate Walz
Lauren Song
National Housing Law Project

cc: Lon Melteson, HUD Region V – Fair Housing and Equal Opportunity
Yana Karnaukov, HUD Region V – Fair Housing and Equal Opportunity

Exhibit A



**Nathalie P. Voorhees Center
for Neighborhood and
Community Improvement**

October 12, 2022

Re: Chicago Fire Performance Centre Proposed Development

About the Natalie P. Voorhees Center for Neighborhood and Community Improvement

The Nathalie P. Voorhees Center for Neighborhood and Community Improvement (Voorhees Center) is a research and technical assistance unit in the College of Urban Planning and Public Affairs (CUPPA) at the University of Illinois at Chicago (UIC). Guided by the mission to improve the quality of life for all residents, the Center works in collaboration with faculty and graduate students in developing grounded research to support the revitalization of communities. The center is committed to problem solving within a context that is participatory, and in partnership with community groups, residents, government entities, and other stakeholders: its engagement with community partners empowers organizations with knowledge and information to advocate for policies and to promote development efforts, while its work with government provides data and analysis to inform policy decisions and help improve the way government does business with communities.

Overview

As part of its Plan for Transformation (PFT), the Chicago Housing Authority committed to build 775 public housing replacement units on the ABLA footprint as part of a mixed income development called Roosevelt Square – as well as retaining and renovating the Brooks Homes and Loomis Courts. Nearly 23 years later, Related Midwest and the CHA have delivered only 245 of the 775 promised public housing units – little more than one third. In 2016, a new master plan was approved for Roosevelt Square, maintaining the primary use as residential with up to 175,000 sq. ft. of retail, commercial, and civic uses. Based on the master plan, the majority of the land now proposed for disposition and lease to the Chicago Fire soccer team remained zoned residential. The plan called for mixed-use development along Ashland Avenue and along Taylor Street in phases three and four.

In 2021, the City of Chicago and the CHA approved the next phase of development that will include 80 public housing units; when completed, this will bring the number of delivered replacement public housing units to 325. With another 450 public housing units required to meet the 2016 PFT master plan, with an additional 1650 affordable and market rate units needed to fully build out the proposed Roosevelt Square mixed-income community, it is imperative that the largest remaining parcel (24.2 acres) be preserved for much needed public and affordable housing.

While land dispositions by the CHA have become common practice in Chicago at mixed-income redevelopments that are part of the PFT, they are primarily being used on the South Side of Chicago in largely African American neighborhoods that have historically been disinvested and are having slower recovery of the housing market post-recession, such as Grand Boulevard and Washington Park. Due to slow market recovery, rebuilding efforts over the past 15 years have slowed and the CHA has used its land for government or commercial facilities such as a non-profit tennis academy, charter schools, police station, medical facilities, movie production space, and supermarket.¹ The Chicago Fire Performance Centre proposal on 24.2-acres of undeveloped land with current plans as recent as 2021 for affordable housing in a community that is seeing significant neighborhood reinvestment resulting in gentrification and displacement is a significant shift in CHA and City of Chicago policy.

According to the Institute for Housing Studies' Displacement Risk Index, the Near West Side, which includes Roosevelt Square, is considered to be at moderate to high risk of displacement.² Roosevelt Square is located within Chicago's Near West Side neighborhood, which is experiencing rapid gentrification. To the north are University Village, Little Italy, and the University of Illinois Chicago (UIC) campus. To the northwest are the Illinois Medical District and Tri-Taylor neighborhood. Immediately to the east of the Brooks Homes and Loomis Courts buildings is University Village, a 930-unit residential development with 120,000 square feet of retail space. Further east is the "The 78," a 62-acre mixed-use development that will include a major innovation hub, the Discovery Partners Institute (DPI). To the south is one of Chicago's most rapidly gentrifying neighborhoods – Pilsen, located in the Lower West Side community.³ With substantial ongoing public and private investment, access to jobs, healthcare, retail, and universities near the Chicago business district, Roosevelt Square is poised to become one of the fastest growing and most coveted communities in Chicago. Given, the potential for redevelopment that is mixed-income, mixed-use, now is the opportune time to build affordable housing that will accommodate former ABLA and existing residents to mitigate displacement. Creating site-based affordable housing in high opportunity communities such as Roosevelt Square on the proposed 24.2 acres is critical for the CHA and City to meet its obligations and uphold the "promise" of the PFT.

Roosevelt Square and the larger Near West Side – Demographics and Economic and Housing Market Characteristics

The 137 acres of the Roosevelt Square site are part of a larger community. To understand the demographic, economic, and housing market characteristics of Roosevelt Square and the overall Near West Side, we mapped eight indicators using ArcGIS software. Examining both

¹ Dumke, M. (2022). This land was promised for housing. Instead it's going to a pro soccer team owned by a billionaire. Propublica. <https://www.propublica.org/article/chicago-housing-abla-fire-soccer-cha>.

² Institute for Housing Studies at DePaul University. (2019). Mapping Displacement Pressure in Chicago. <https://displacement-risk.housingstudies.org/>.

³ Betancur, J., and Kim, Y. (2016). Impact of ongoing gentrification in Pilsen. Natalie P. Voorhees Center for Neighborhood and Community Improvement.

Roosevelt Square and the broader Near West Side neighborhood that includes it underscores that the area is undergoing significant change.

Racial Diversity. Roosevelt Square and the overall Near West Side have both seen a steady increase in racial diversity over the past 20 years with public and private investments, including the PFT, leading to shifts in racial makeup. The racial diversity within Roosevelt Square – a site that remains largely undeveloped and lightly populated – is currently in stark contrast to the larger Near West Side neighborhood (See Table 2). But given the site’s proximity to several neighborhoods experiencing rapid gentrification and displacement, this is likely to change.

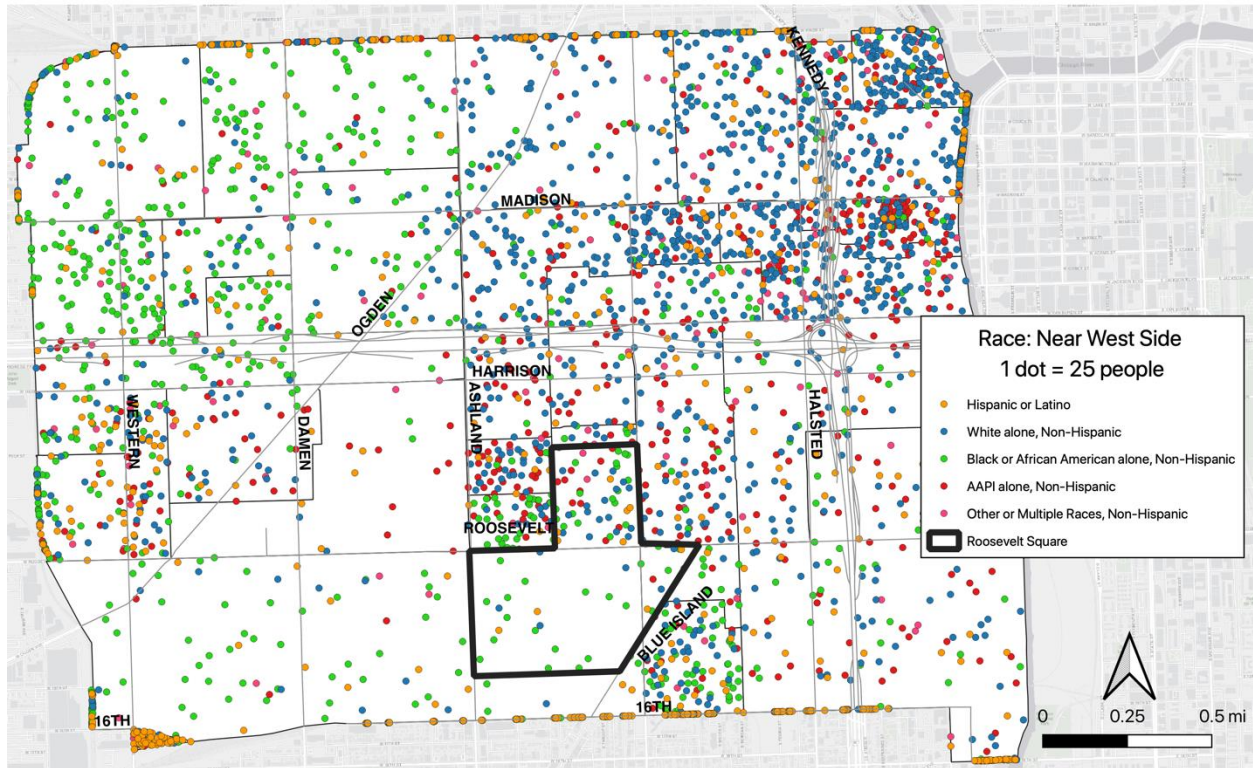
Table 2: Roosevelt Square and Near West Side Demographics

Demographic Indicators	Roosevelt Square site	Near West Side overall	% Difference
Hispanic / Latino/a/x	12.2%	17.1%	33.4
White Alone	20.9%	44%	71.2
Black or African American Alone	53.8%	19.6%	-93.2
AAPI Alone	9.4%	15%	45.9
Other or Multiple Races	3.8%	4.4%	14.6

According to the 2020 American Community Survey data from the U.S. census, while African Americans comprise 53.8% of Roosevelt Square, they represent only 19.6% of the entire Near West Side. This represents a -93.2% difference in the African American population. Whites make up only 20.9% of the population at Roosevelt Square, versus 44% on the Near West Side, representing a 71.2% difference. Likewise, there are fewer Latino (12.2%), AAPI (9.4%), and Other or Multiple Races (3.8%) residing within the Roosevelt Square boundaries compared to the Near West Side. Overall, racial diversity is more prevalent within the Near West Side compared to Roosevelt Square. (See Figure 1).

Figure 1: Race by Block Group: Roosevelt Square and Near West Side, 2020

Race by Block Group: Roosevelt Square and Near West Side, Chicago, 2020



Economic Conditions. Roosevelt Square and the Near West Side have comparable employment rates, however there are significant differences in median household income and poverty rates. The median household income in Roosevelt Square is significantly lower compared to the Near West Side, which is also reflected in greater poverty rates in Roosevelt Square compared to the Near West Side. Overall, the Near West Side has greater affluence and less poverty than Roosevelt Square. (See Table 3).

Table 3: Roosevelt Square and Near West Side Economic Indicators

Economic Indicators	Roosevelt Square site	Near West Side overall	% Difference
Median Income	\$ 42,177	\$ 76,554	57.9
Employed	93.1%	94%	1.0
Unemployed	6.9%	6%	-14.0
Poverty	34.2%	16.3%	-70.9

According to the 2020 American Community Survey data from the U.S. census, households in Roosevelt Square had a median household income of \$42,177 versus \$76,554 in the larger community area. Median household income on the Near West Side is 57.9% greater than households currently living in Roosevelt Square. Residents employed in Roosevelt Square and the Near West Side are similar at 93.1% and 94% respectively. However, there is a significant difference in the poverty rate, with Roosevelt Square having a poverty rate of 34.2% and the Near West Side having a much lower poverty rate of 16.3%, representing a difference of -70.9%. (See Figures 2-4). The highest concentration of medium household income are to the north and east of Roosevelt Square.

Figure 2: Median Income by Block Group: Roosevelt Square and Near West Side, 2020

Median Income by Block Group: Roosevelt Square and Near West Side, Chicago, 2020

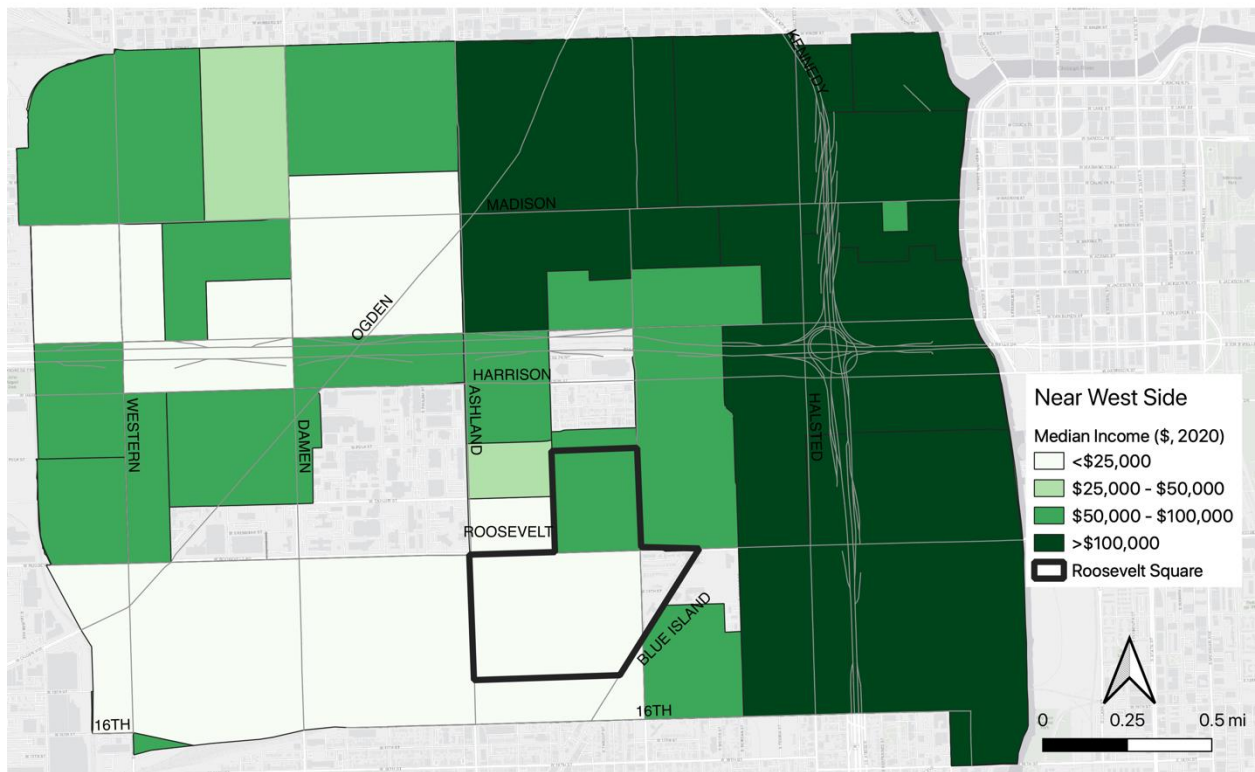


Figure 3: Unemployment by Block Group: Roosevelt Square and Near West Side, 2020

Percent Unemployed by Block Group: Roosevelt Square and Near West Side, Chicago, 2020

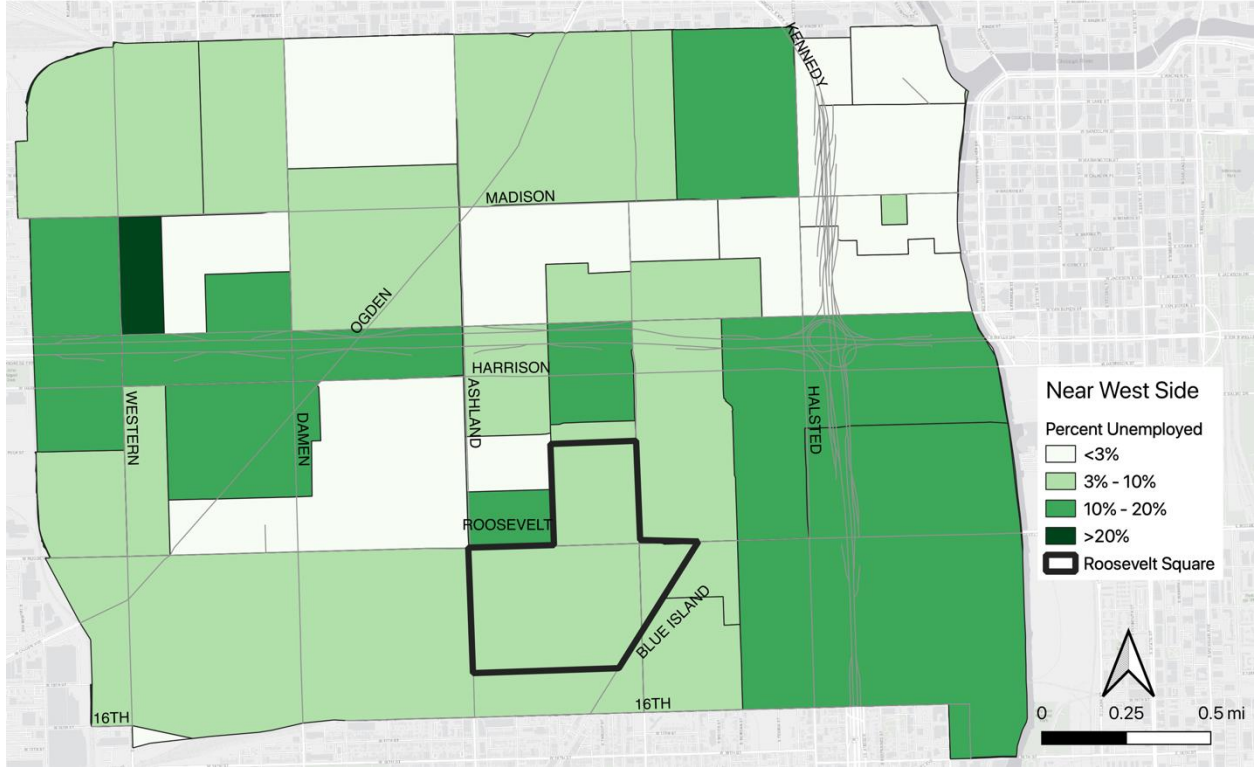
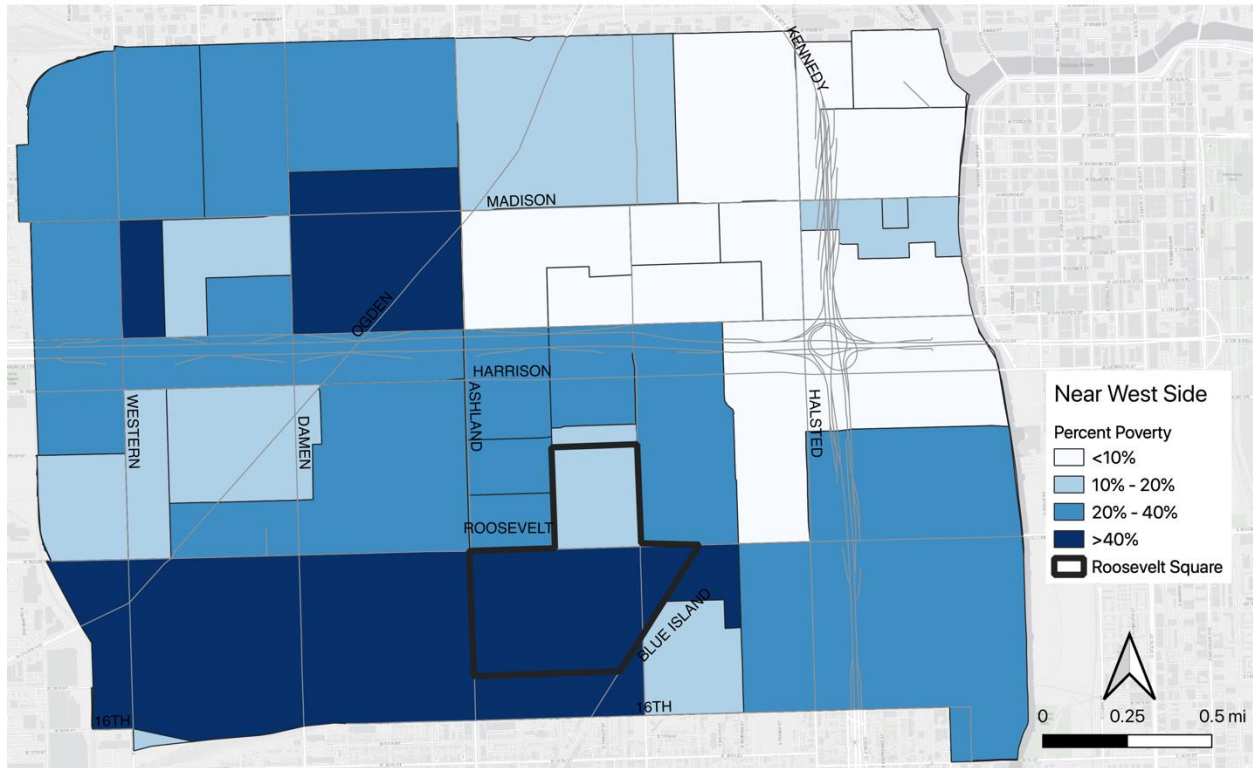


Figure 4: Poverty by Block Group: Roosevelt Square and Near West Side, 2020

Percent Poverty by Block Group: Roosevelt Square and Near West Side, Chicago, 2020



Housing Market. Overall, both Roosevelt Square and the Near West Side are predominantly renter occupied neighborhoods, however median gross rent is significantly higher within the Near West Side neighborhood (37.6%) compared to Roosevelt Square (See Table 4). Also, median home values are similar at \$384,000, which indicate according to the City of Chicago ARO Zone Map (See Figure 5) that these areas are high opportunity areas for inclusionary affordable housing. According to the City of Chicago, there is a shortage of 120,000 affordable housing units in Chicago.⁴ In combination with permanent public housing, Roosevelt Square shows potential for the CHA to take advantage of High Income Zones to deliver necessary affordable housing.

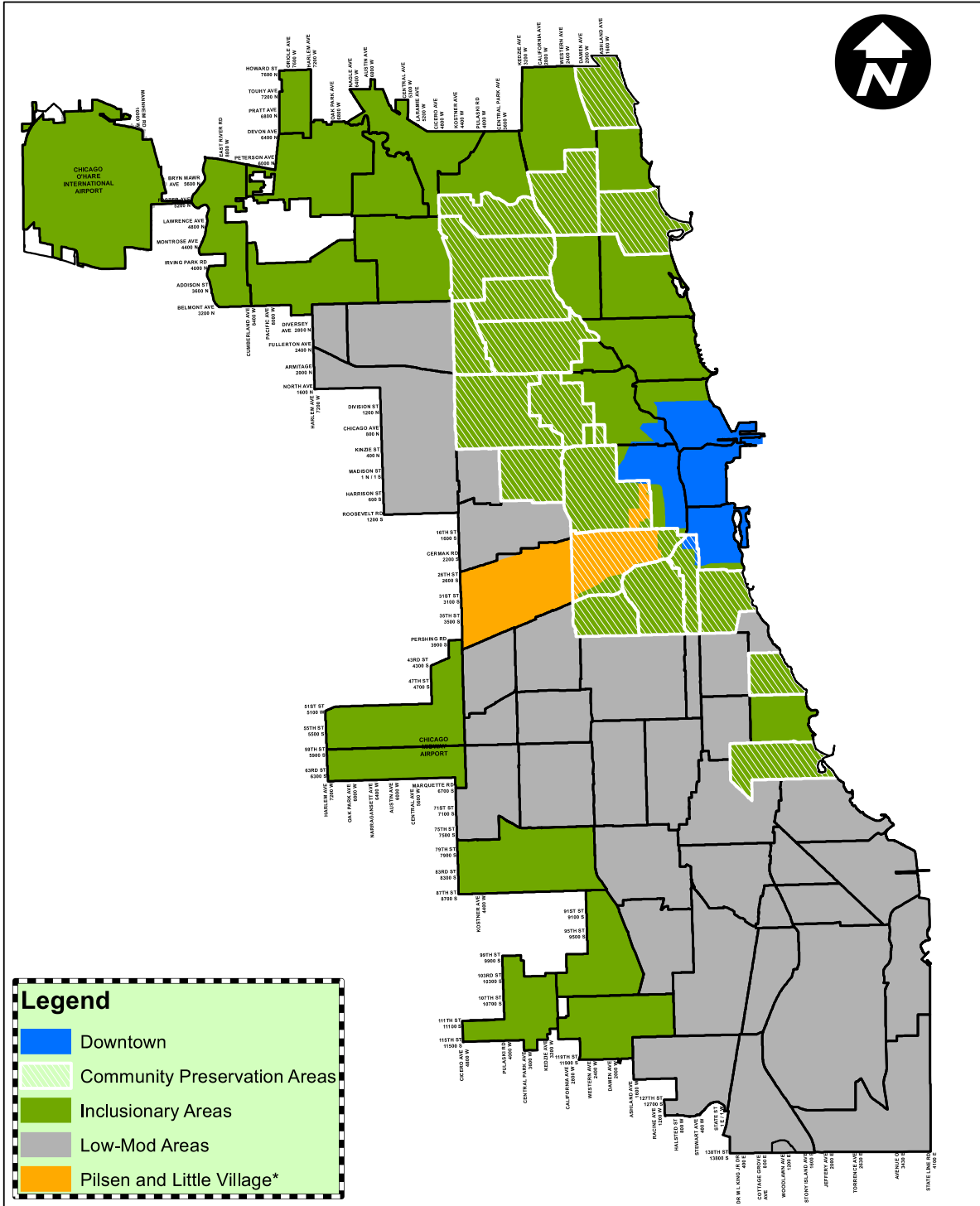
⁴ Rockett, D. (2021). Chicago 120,000 units short on affordable housing: Here's how the City and developers hope to fix that gap. Chicago Tribune. <https://www.chicagotribune.com/real-estate/ct-re-affordable-housing-in-chicago-0409-20210412-tzcbnjsslbdoxmnwdo27h7lehi-story.html>

Table 4: Roosevelt Square and Near West Side Housing Market Indicators

Housing Indicators	Roosevelt Square site	Near West Side overall	% Difference
Owner Occupied	28.1%	40.4%	35.9
Renter Occupied	71.9%	59.6%	-18.7
Median Gross Rent	\$ 1,034	\$ 1,513	37.6
Median Home Value	\$ 384,900	\$ 384,300	-0.2

Figure 5: City of Chicago ARO Zone Map

ARO Community Area Map



Legend

- Downtown
- Community Preservation Areas
- Inclusionary Areas
- Low-Mod Areas
- Pilsen and Little Village*

According to the 2020 American Community Survey data from the U.S. census, Roosevelt Square is predominantly renter occupied (71.9%) compared to an owner occupancy rate of 28.1%. The Near West Side also has a predominant renter population (59.6%) compared to 40.4% owner occupied housing units. This reflects an -18.7% difference in renter occupied units on the Near West Side compared to Roosevelt Square. Median gross rents are much lower in Roosevelt Square (\$1,034) compared to the Near West Side (\$1,513). Median home values are almost the same in both Roosevelt Square and the Near West Side at approximately (\$384,000). (See Figures 6-8). The highest concentration of rents > \$2,500 and home values greater than \$500,00 are to the north of Roosevelt Square.

Figure 6: Owner-Occupied Housing by Block Group: Roosevelt Square and Near West Side, 2020

Percent Homeowner by Block Group: Roosevelt Square and Near West Side, Chicago, 2020

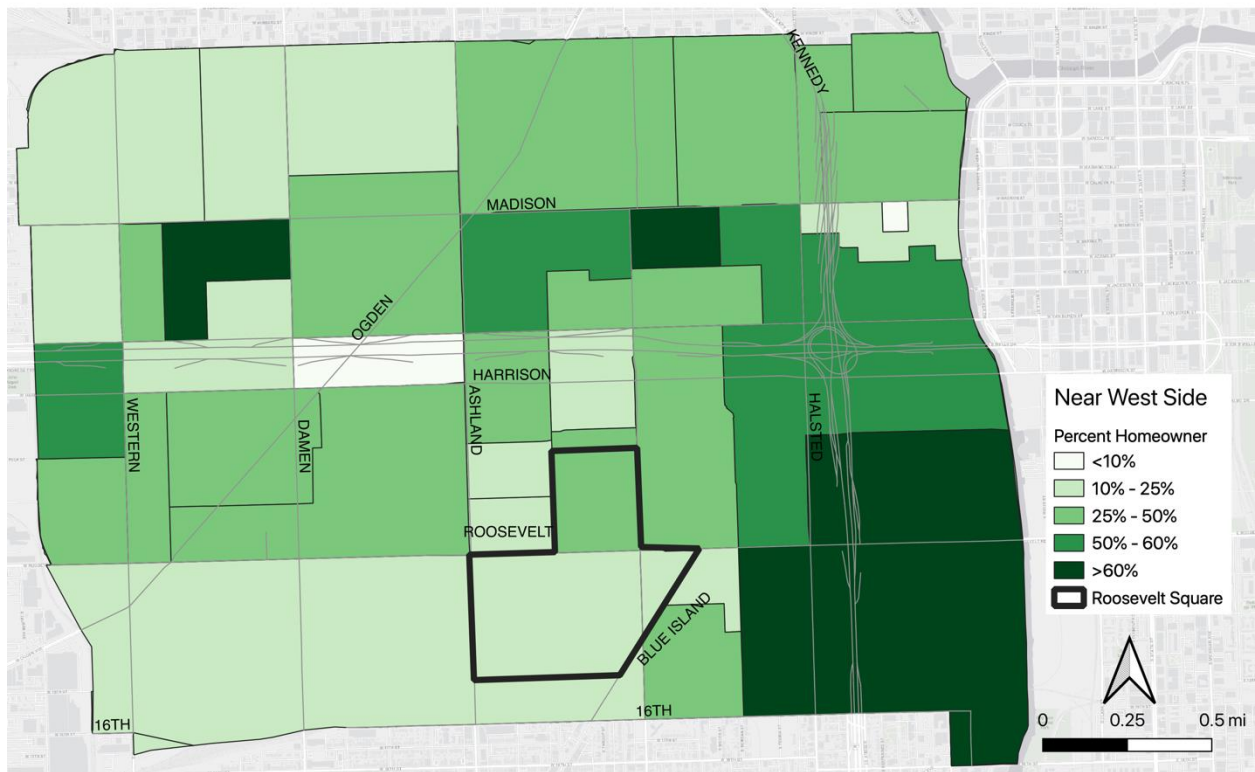


Figure 7: Median Gross Rent by Block Group: Roosevelt Square and Near West Side, 2020

Median Gross Rent by Block Group: Roosevelt Square and Near West Side,
Chicago, 2020

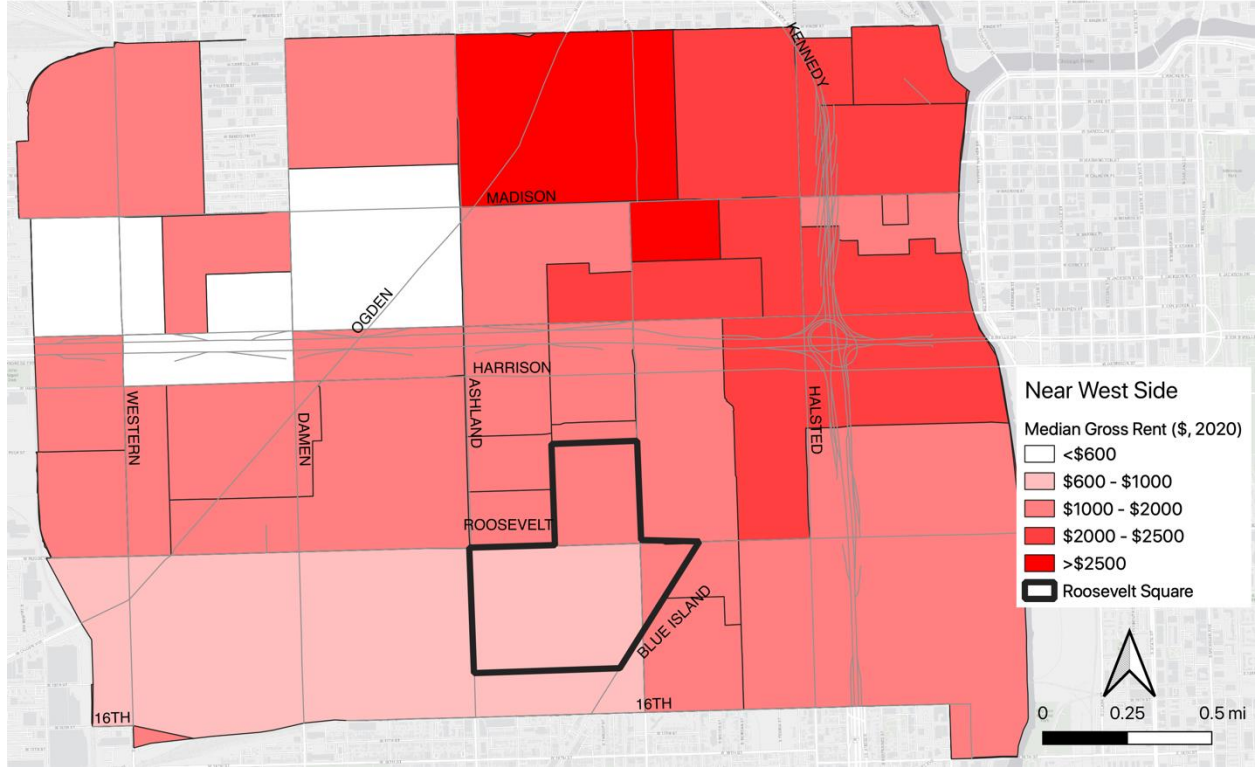
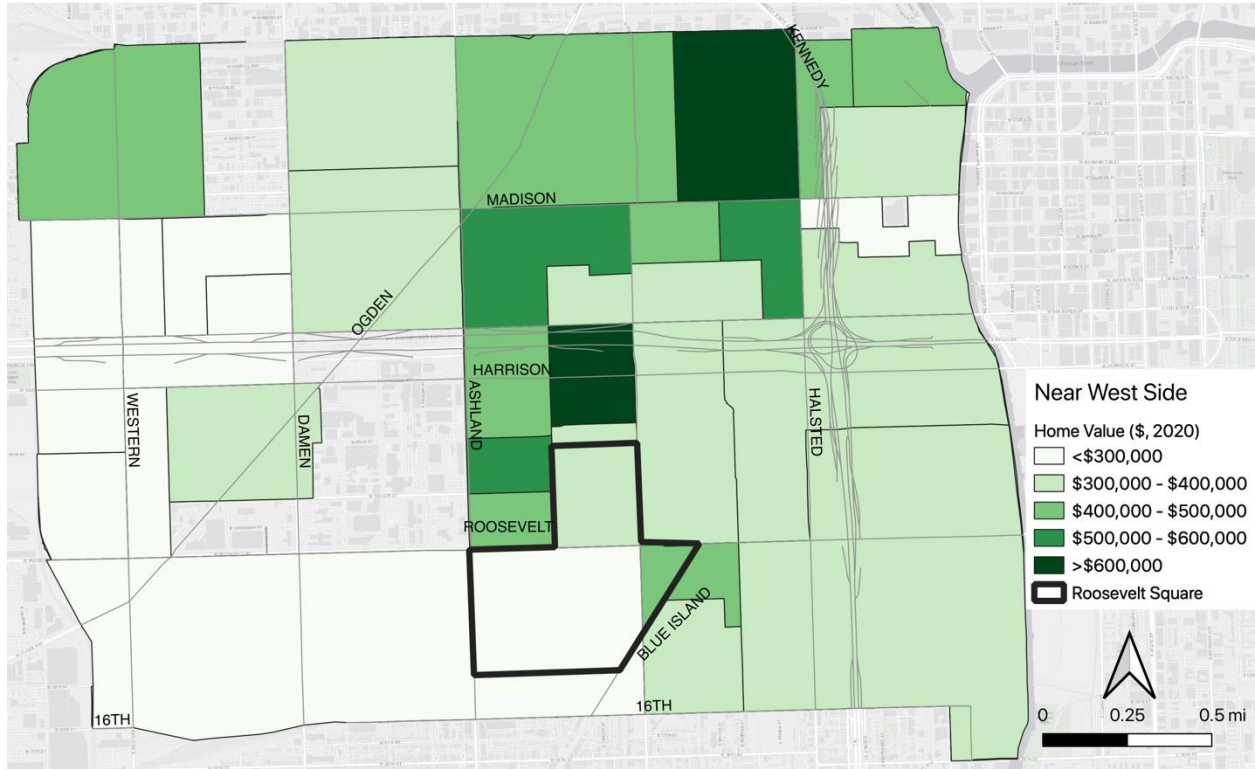


Figure 8: Median Home Value by Block Group: Roosevelt Square and Near West Side, 2020

Median Home Value by Block Group: Roosevelt Square and Near West Side, Chicago, 2020



Yittayih Zelalem, Director and Research Associate Professor
April Jackson, Ph.D, Associate Professor and Research Affiliate

Natalie P. Voorhees Center for Neighborhood and Community Improvement
College of Urban Planning and Public Affairs
412 S. Peoria Street, Suite 400
Chicago, IL 60607



Chicago Fire Facility-Opportunity Sites

Mayor's Office Working Group

CHA Parcels Under Consideration

- Addams-Meddill Park, ABLA/Roosevelt Square
- Oakwood Shores (Former Madden Wells)
- Legends South (Former Robert Taylor)

ABLA/Roosevelt Square – Opportunity Site

Site Details

- Near West Side CCA
- 28th Ward – Ald. Ervin
- 28.5 acres of CHA, potential for 33.5 if CHA-owned community building/ storage is replaced

Demographics

(Census Tract)

Race & Ethnicity (2020)

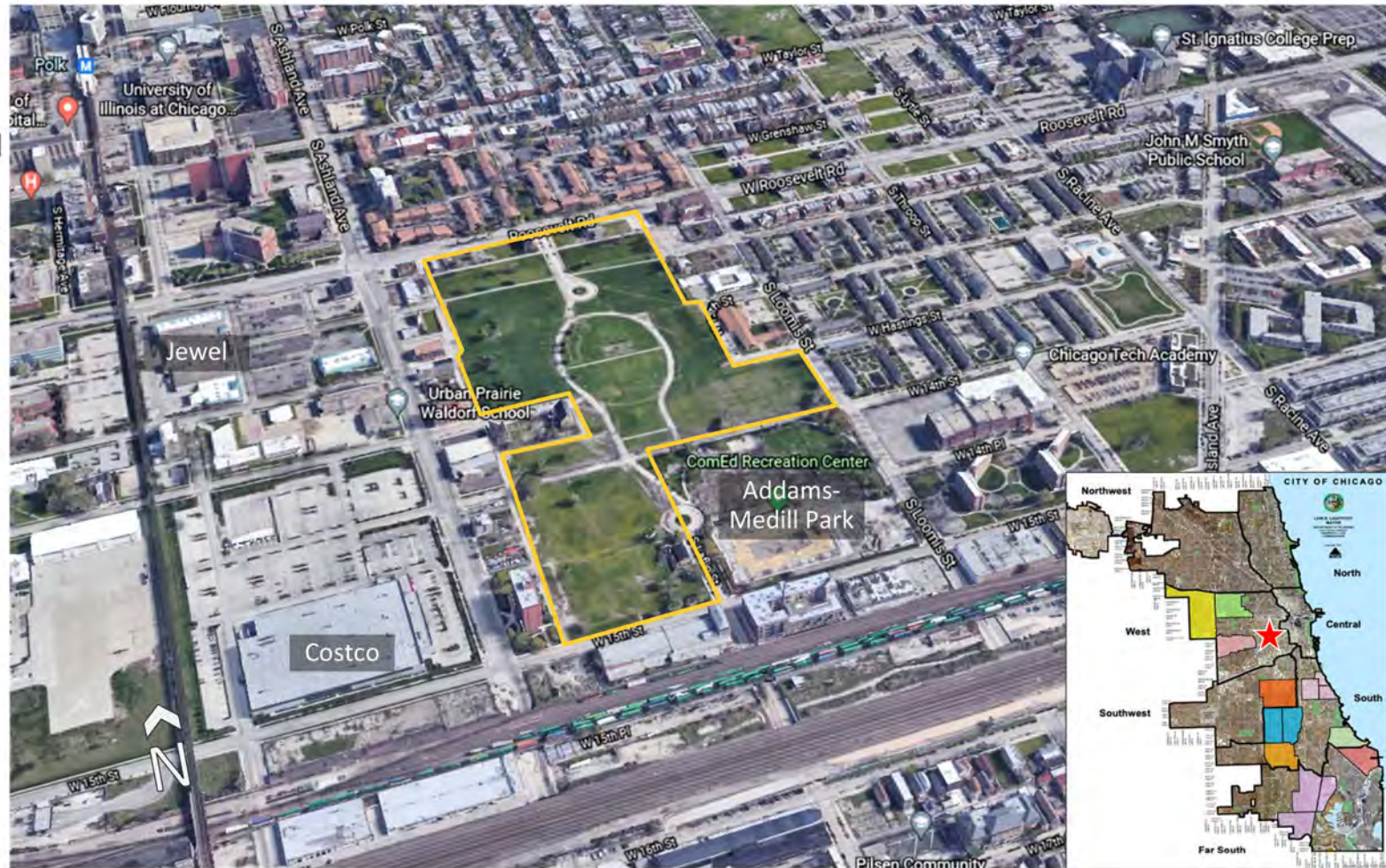
- 65.7% Black
- 14.4% Hispanic
- 14.4% White
- 2.6% Multi-racial
- 2.5% Asian

Median HH Income (2019)

- \$17,100

Population Trend (2010-20)

- 5.9% growth



ABLA/Roosevelt Square – Planning Context

Current Zoning: PD 896

- Requires 3,100 new mixed-income units, many unbuilt
- Three new planned buildings approved in 2021

Planning Context

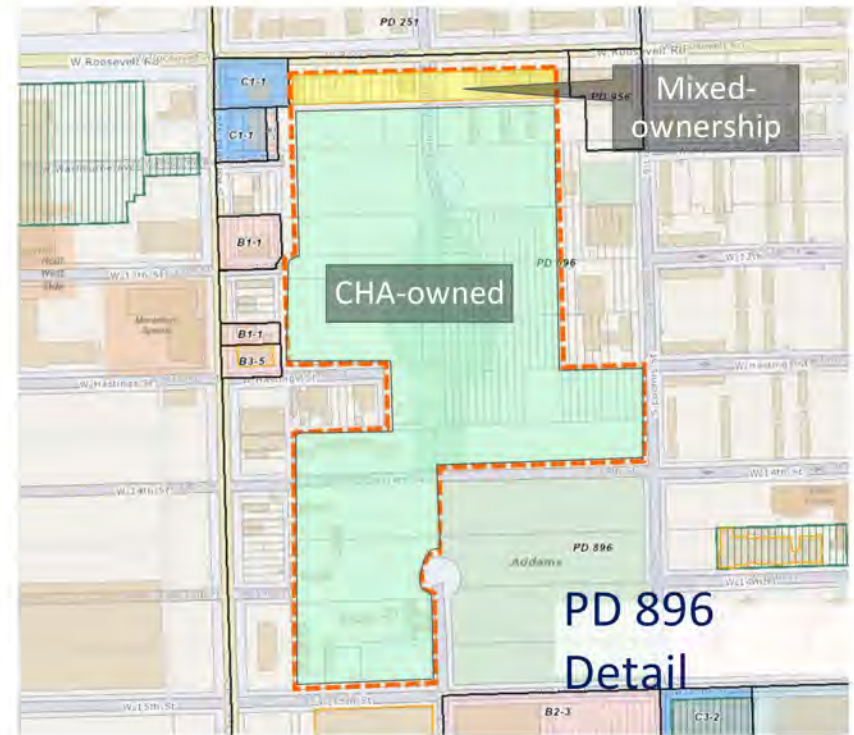
- Roosevelt Square revised Master Plan completed by CHA in 2015 for ABLA site, Related Midwest is developer
- Site identified for later-phase development in plan

Community Organization

- ABLA Working Group

Community Amenities

- Taylor Street Library
- Jane Addams Community Center (CHA owned)
- Jewel Grocery Store
- Costco Superstore
- Fosco Park and Fieldhouse (1312 S. Racine)
- Comed Recreation Center (1301 W. 14th)



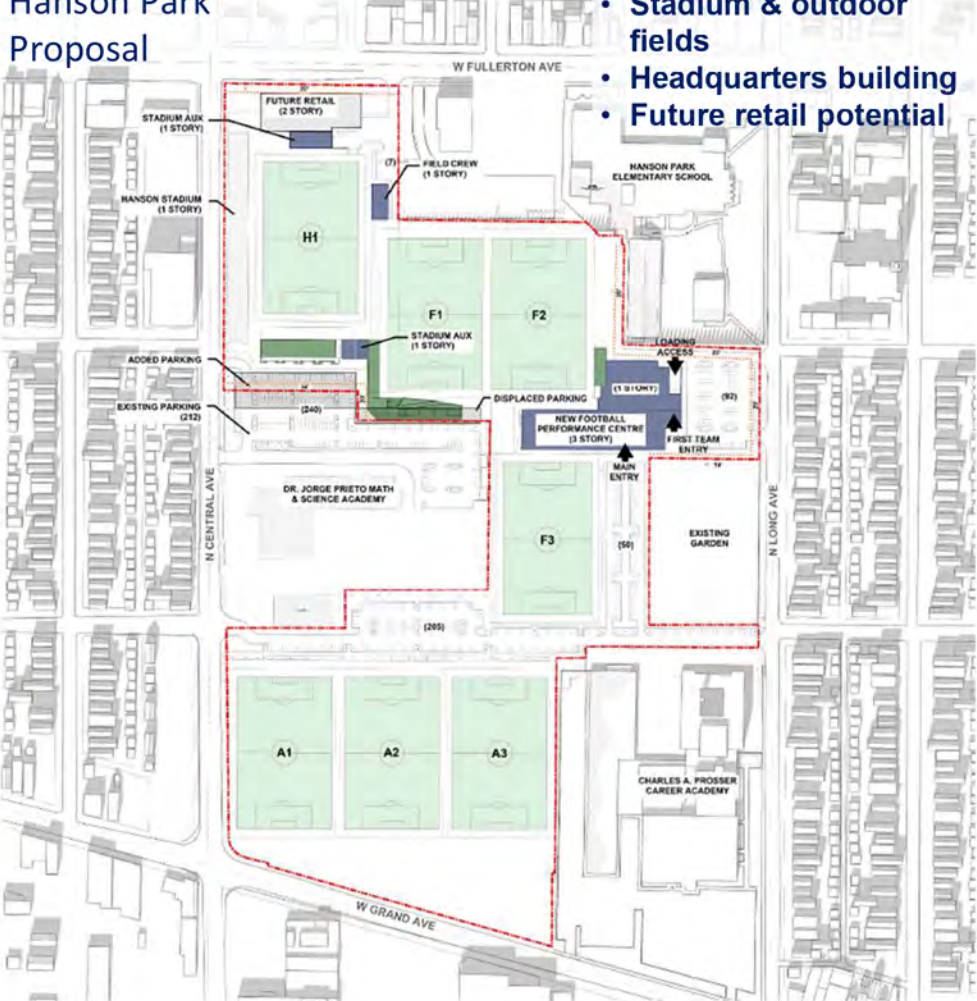
Previous Plans for Site	Pros	Cons

ABLA/Roosevelt Square – Scale Comparison

Roosevelt Square



Hanson Park Proposal



- Stadium & outdoor fields
- Headquarters building
- Future retail potential

Madden Wells/Oakwood Shores – Opportunity Site

Site Details

- Douglas CCA
- 4th Ward – Ald. King
- ~30 acres:
 - 21 ac CHA
 - 8.5 ac Park District

Demographics

(Census Tract)

Race & Ethnicity (2020)

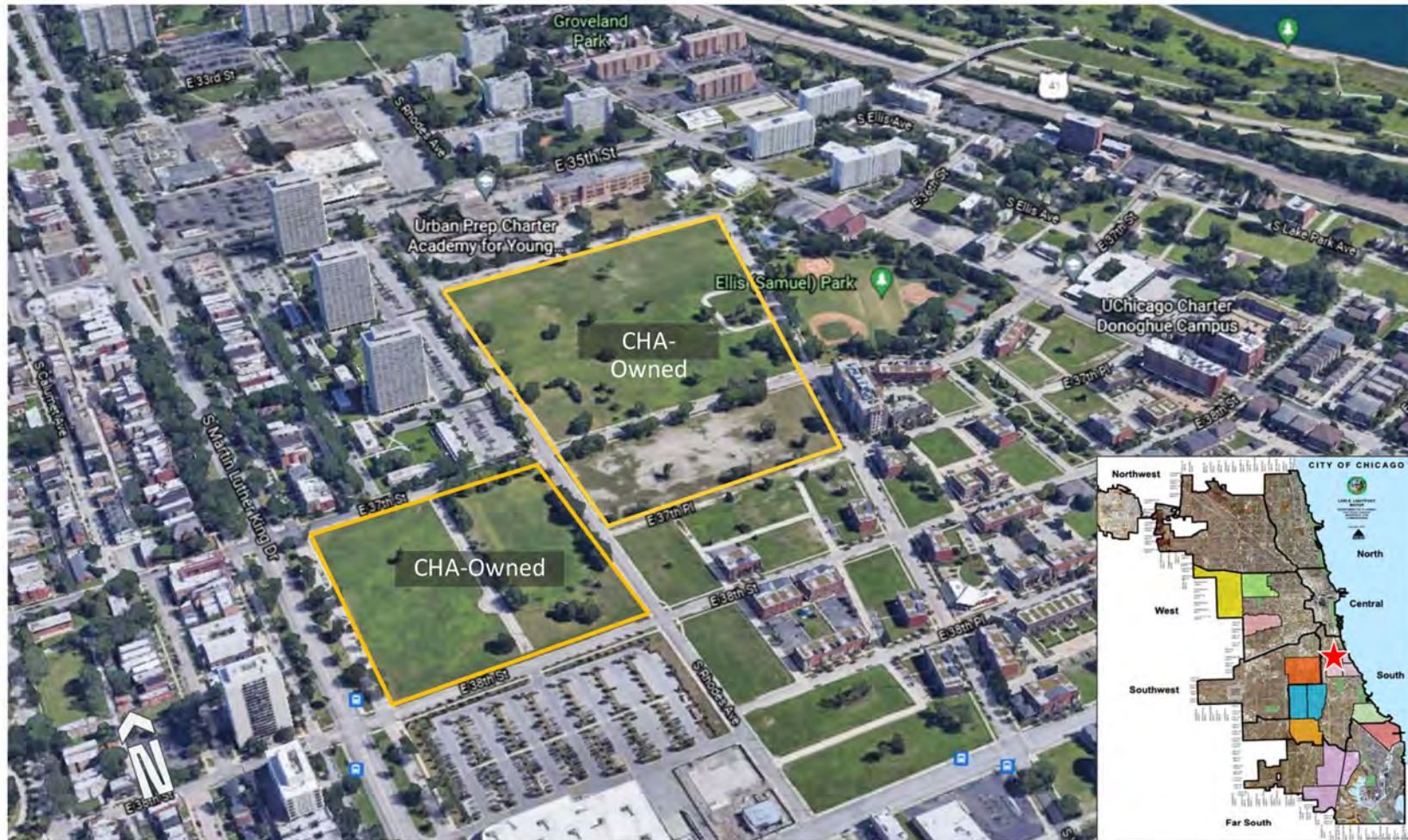
- 70.6% Black
- 14.3% Asian
- 7.4% White
- 3.6% Multi-racial

Median HH Income (2019)

- \$43,800

Population Trend (2010-20)

- 11.4% growth



Madden Wells/Oakwood Shores – Planning Context

Current Zoning: RT-4, PD 1072

- Majority of site is RT-4 and POS-1, residential two-flat district and public open space
- PD 1072 is Oakwood Shores; a CHA redevelopment including 935 planned units of single-family, townhome and multi-family residential

Planning Context

- Entirely CHA-owned site
- Not prioritized for development in CHA's Oakwood Shores redevelopment plan

Community Organizations

- Oakwood Shores Working Group
- Quad Communities Development Corporation
- South East Chicago Commission

Community Amenities

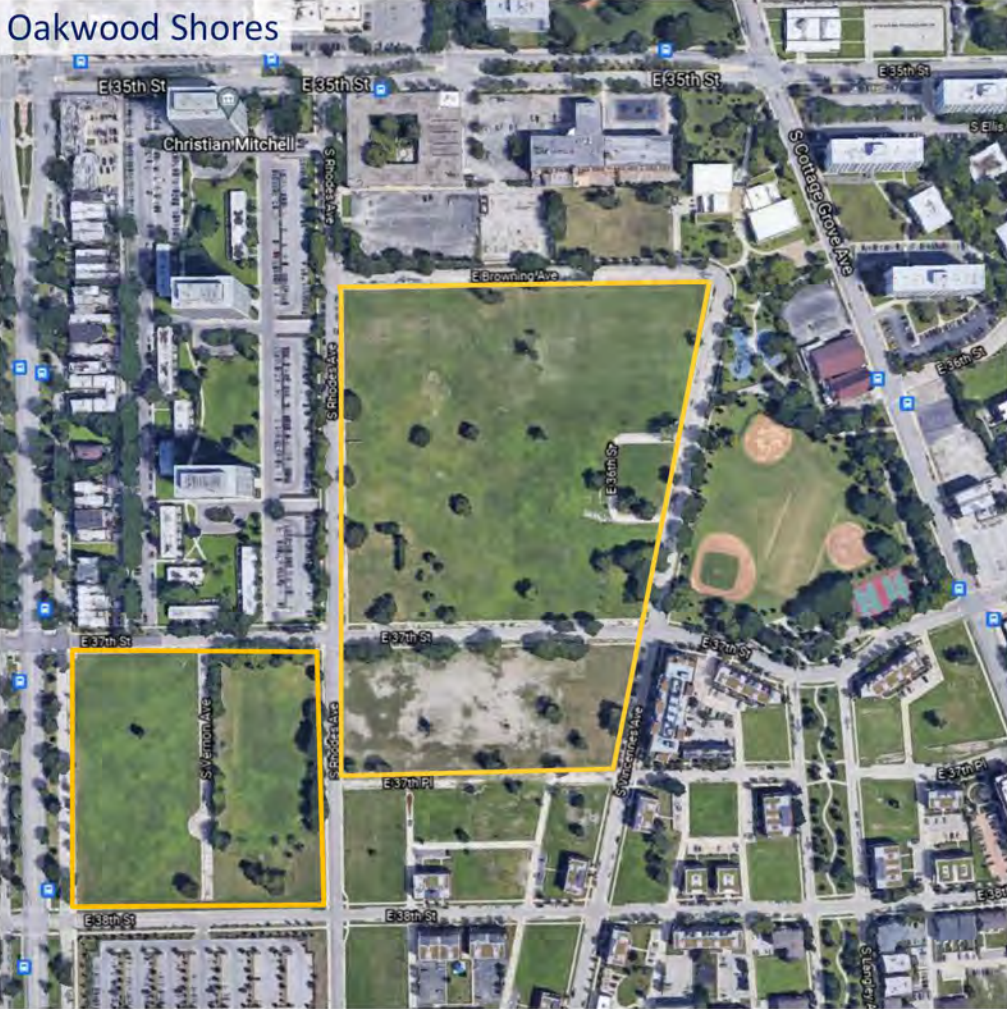
- Mariano's Grocery
- Ellis Park and Rec Center
- Mandrake Park



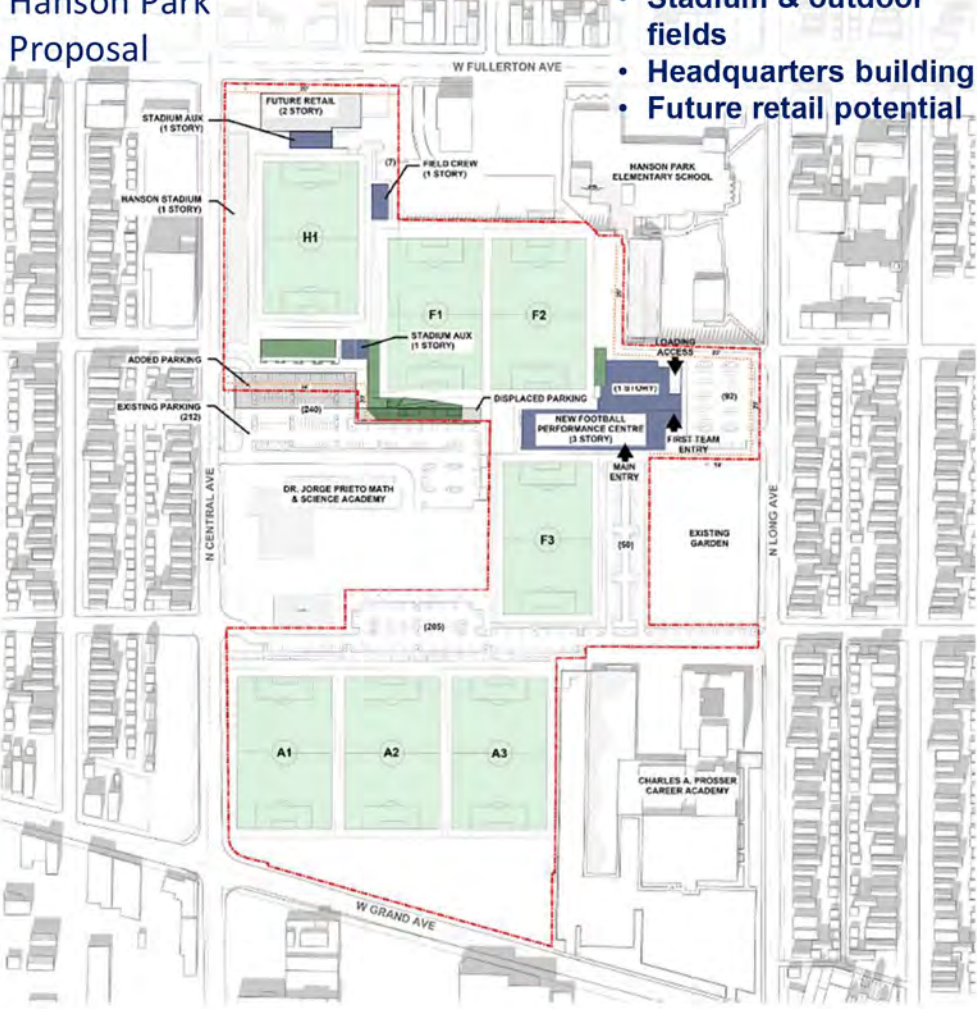
Previous Plans for Site	Pros	Cons

Madden Wells/Oakwood Shores – Scale Comparison

Oakwood Shores



Hanson Park Proposal



- Stadium & outdoor fields
- Headquarters building
- Future retail potential

Taylor Homes/Legends South – Opportunity Site

Site Details

- Grand Boulevard CCA
- 3rd Ward – Ald. Dowell
- 25 acres CHA land

Demographics

(Census Tract)

Race & Ethnicity (2020)

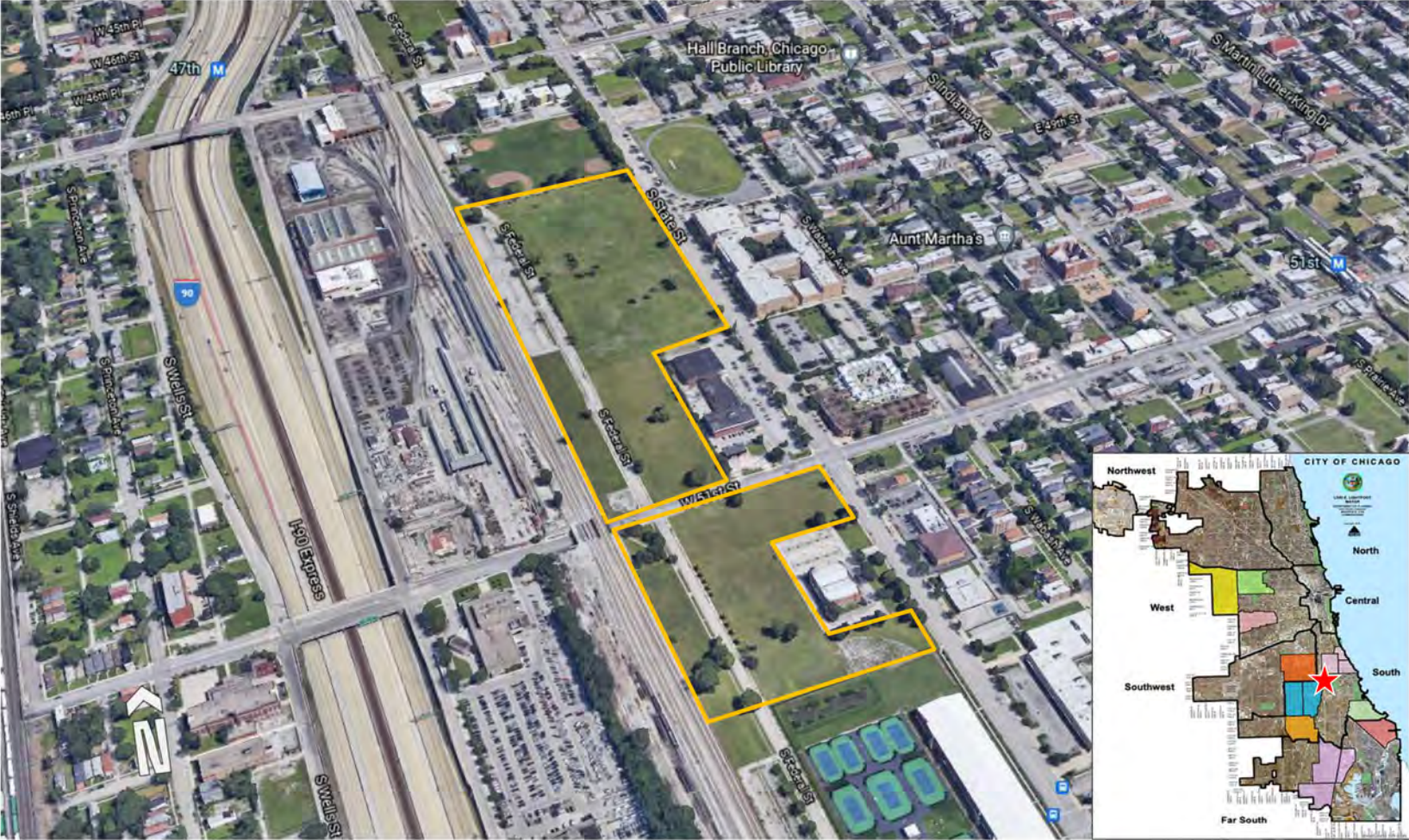
- 74.8% Black
- 20.4% Hispanic
- 2.1% Multi-racial

Median HH Income (2019)

- \$16,400

Population Trend (2010-20)

- 25.1% decline



Taylor Homes/Legends South – Planning Context

Current Zoning: RT-4

- RT-4 zoning, residential two-flat district

Planning Context

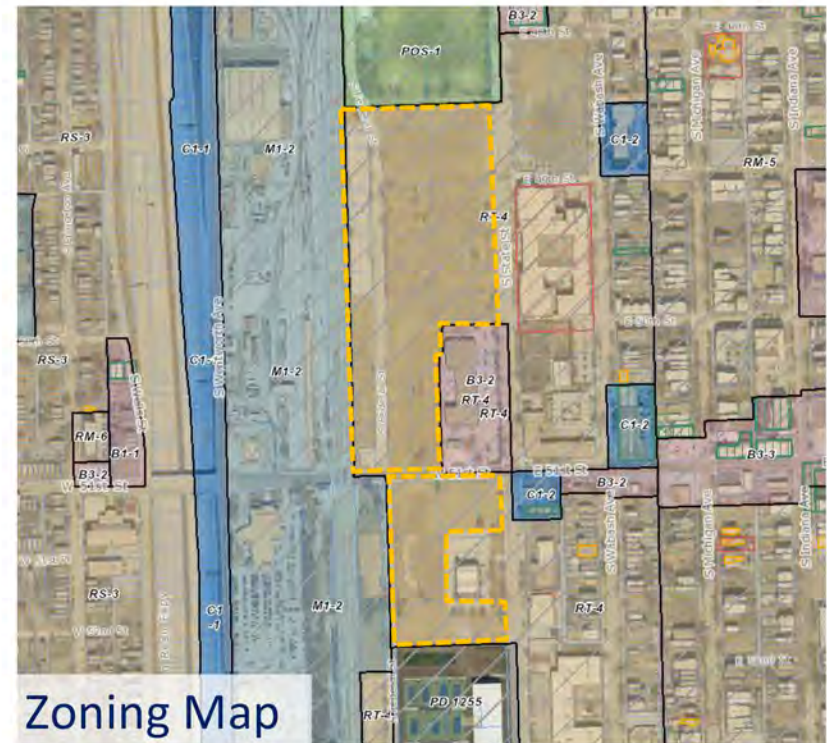
- Entirely CHA-owned site
- Not prioritized in CHA's Taylor Home redevelopment plans

Community Organizations

- Robert Taylor Working Group

Community Amenities

- XS Tennis: indoor tennis facility (CHA Land)
- Charles A. Hayes Family Investment Center
- Taylor Park
- Metcalf Park



Zoning Map

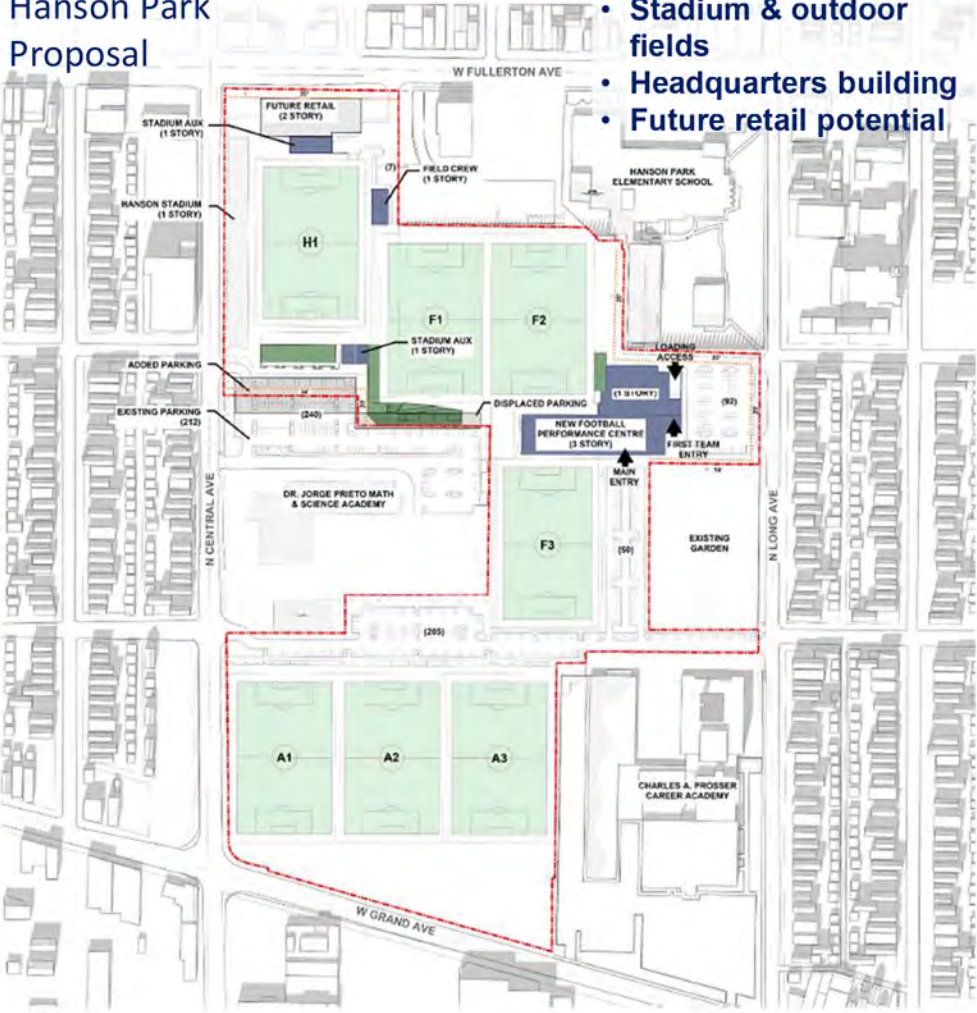
Previous Plans for Site	Pros	Cons

Taylor Homes/Legends South – Scale Comparison

Taylor Homes



Hanson Park Proposal



- Stadium & outdoor fields
- Headquarters building
- Future retail potential

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COMPARISON ANALYSIS

TIMELINE

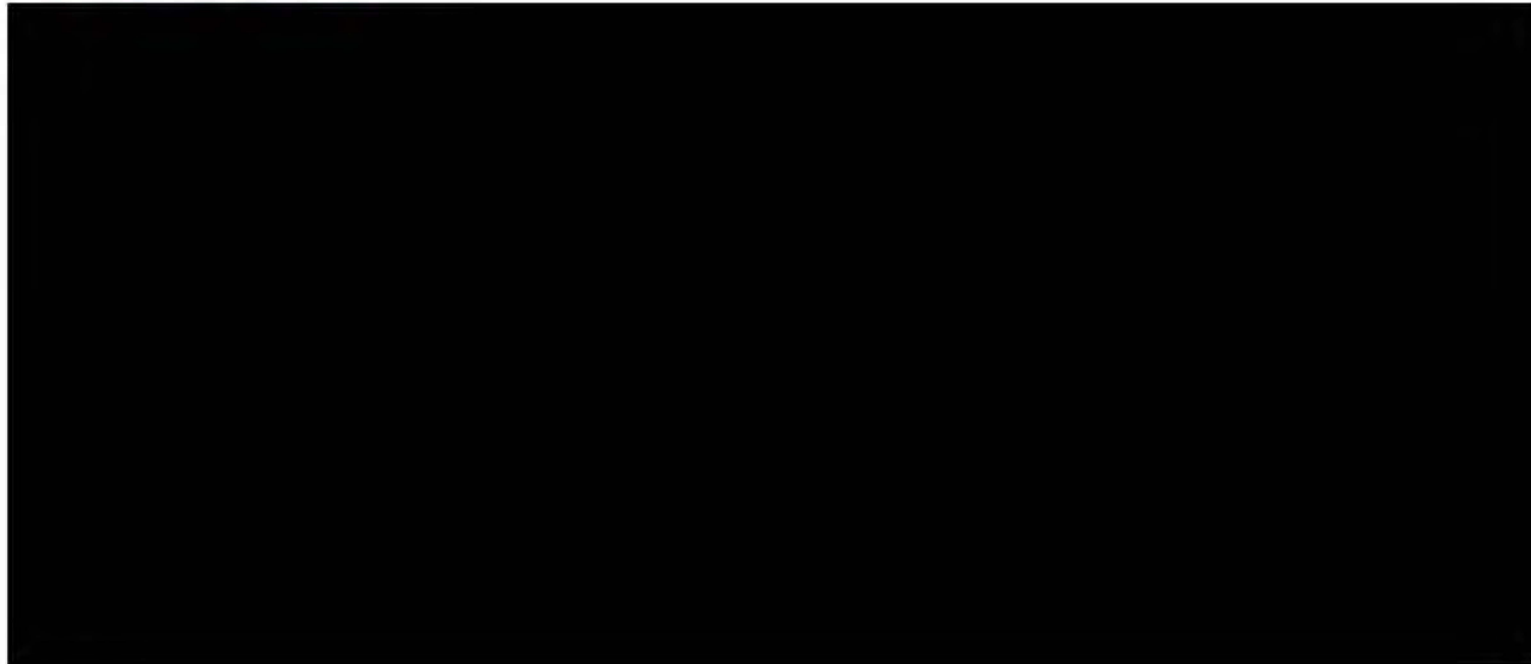


Exhibit C

From: [Noah Szafraniec](#)
To: [Brian Hacker](#); [Patrick Murphey](#); [Anna Furby](#)
Subject: Re: Fire PD App Talking Points
Date: Friday, March 11, 2022 4:41:38 PM

It is as we feared - but it raises some concerns over the last amendment too..... so once we get her proof we should consult Lisa/Michael G.. Thank you.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Brian Hacker <Brian.Hacker@cityofchicago.org>
Sent: Friday, March 11, 2022 4:26 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Patrick Murphey <Patrick.Murphey@cityofchicago.org>; Anna Furby <Anna.Furby@cityofchicago.org>
Subject: Re: Fire PD App Talking Points

I talked to Mariah Digrino after our Fire coordination meeting and this is now more complicated. DLA Piper reviewed the MDA between CHA and Related and their interpretation is that it only gives Related the ability to provide consent for CHA-owned properties, not privately owned properties in the PD. Therefore, they believe the only way to approach this without asking for consent from all private property owners in the affected subareas is for the City to be the applicant. I reiterated our concerns about this and asked her to send me the documentation in the MDA backing up her conclusion. When I get that from her I'll share it with you all and we should discuss our approach further. We should then set up something with the Fire, CHA and Related to resolve the issue. They want to file in April so I don't want this issue to hold that timeline up.

Thanks,

Brian Hacker, AICP
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development
312.744.7217

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Date: Thursday, March 10, 2022 at 5:45 PM
To: Patrick Murphey <Patrick.Murphey@cityofchicago.org>, Brian Hacker <Brian.Hacker@cityofchicago.org>, Anna Furby <Anna.Furby@cityofchicago.org>

Subject: Re: Fire PD App Talking Points

Consent in general would be Related, CHA, and the City - need to check the developer agreement shared previously.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Sent: Thursday, March 10, 2022 5:40 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Anna Furby <Anna.Furby@cityofchicago.org>
Subject: Re: Fire PD App Talking Points

Is no consent or concurrence from Parks or CHA necessary under any strategy?

Patrick Murphey
Zoning Administrator
City of Chicago
Department of Planning and Development
121 North LaSalle Street
Room 905
Chicago, IL 60602
T: (312) 744-5765
F: (312) 742-8548
patrick.murphey@cityofchicago.org

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Sent: Thursday, March 10, 2022 17:32
To: Brian Hacker; Anna Furby
Cc: Patrick Murphey
Subject: Re: Fire PD App Talking Points

Adding in Patrick as well for his comments, but I would slightly adjust language as shown below.

- In light of Related Midwest concurrently taking a comprehensive approach to amending PD 896 it would be the recommendation that the Related team coordinate with the Fire on their project for presentation to CPC, DPD recommends that Related be the PD applicant. Related

holds the Master Development Agreement for the PD therefore it's logical for them to lead any effort that will make broad changes to future development rights in the area. [REDACTED]

- [REDACTED] }- (true but not necessary)
- If it is determined that a proposed amendment will only focus on the Fire's development site and the future development concerns for Related Midwest and over CHA replacement housing are to be pushed to a separate PD amendment at a future date, then it's more appropriate for the Fire to be the applicant as their development is driving this legislative action (this scenario might not necessarily be recommended due to the overall impact on the PD the large FIRE site has).
 - DPD would open dialogue wuth IGA about a request for the City to be the applicant on an amendmnet at the site, however, the department would not recommend such and action based on preivous conversations and suggestions where the entity was a private for-profit entity. [REDACTED]
- [REDACTED]
- [REDACTED]

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Brian Hacker <Brian.Hacker@cityofchicago.org>
Sent: Thursday, March 10, 2022 3:54 PM
To: Anna Furby <Anna.Furby@cityofchicago.org>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Subject: Fire PD App Talking Points

Anna,

I drafted some talking points below for Samir to reference in conversation with the Fire, Related and CHA. [@Noah Szafraniec](#) please take a look and make additions/revisions as needed.

- If we are taking a comprehensive approach to amending PD 896 when we take the Fire project to CPC, DPD recommends that Related be the PD applicant. Related holds the Master Development Agreement for the PD therefore it's logical for them to lead any effort that will make broad changes to future development rights in the area. Essentially they are the "landlord" of PD 896 (as Noah has previously said).
- If the amendment will only focus on the Fire's development site and the future development concerns over CHA replacement housing will be pushed to a separate PD amendment at a

future date, then it's more appropriate for the Fire to be the applicant as their development is driving this legislative action.

- DPD does not recommend that either the City or Alderman be the applicant based on precedent. DPD and IGA's guidance in the past has been that neither City departments or elected officials should file PD applications for private developments that will generate profit. Additionally, the Fire project is mainly a private facility with limited public access, which adds to the argument that it should come from a private entity involved in the project.

Feel free to reach out with any questions and please keep me in the loop as to any conversations that occur on this issue. Thanks!

Brian Hacker, AICP
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development
121 N. LaSalle Street, Suite 1006
312.744.7217



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Exhibit D

From: [DiGrino, Mariah F.](#)
To: [Lisa Misher](#)
Cc: [Brian Hacker](#); [Noah Szafraniec](#); [James Harris](#)
Subject: FW: Roosevelt Square - MDA
Date: Tuesday, March 15, 2022 10:13:44 AM

[Warning: External email]

Hi Lisa – As we discussed, below is a link to the Master Development Agreement between CHA and LR ABLA. I appreciate your time this morning discussing the “consent” issue. As I mentioned, we have ordered surrounding taxpayer information in anticipation of the PD filing. We should have those results at the end of this week. That will include taxpayer info for property in PD 896, so that would identify private property owners.

As we discussed, PD 896 was established in 2004, with the City of Chicago as the “applicant” (per the PD statements). CHA has confirmed that the City was the applicant at that time because PD 896 included property owned by private parties. Fast forward to now, the training facility would require the reconfiguration of subareas to create a new subarea for the training facility. This would entail modifications to the bulk table and development allocations, and the reallocation of excess development rights away from the training facility site. (We expect there to be excess FAR and dwelling units that could be allocated elsewhere.) The subareas being affected by this include privately owned parcels. The team will own or control its training facility site, but will not own or control the privately owned parcels outside of the training facility site that will be affected by the new subarea configuration.

Given the efforts so far to engage at least one of the owners (they have not responded to multiple outreach attempts), we anticipate obtaining consents from all of the affected private owners would be infeasible or, at the very least, fatally time-consuming. Given that the City was the applicant in 2004 to create the PD, we see no other course than the City being the applicant again for this amendment, at least with respect to the subarea reconfiguration and reallocation of development rights. PD 896 is located in two wards (25th and 28th), and Alderman Ervin (in whose ward the facility would be located) has rebuffed the suggestion that he be the applicant.

I’m happy to discuss further, especially after you’ve had time to digest this!

Mariah F. DiGrino (she, her, hers)
Partner

T +1 312 368 7261
F +1 312 251 5833
M +1 773 343 5675
mariah.digrino@us.dlapiper.com

DLA Piper LLP (US)
dlapiper.com

From: Brian Hacker <Brian.Hacker@cityofchicago.org>
Sent: Friday, March 4, 2022 2:01 PM

To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>
Cc: Anna Furby <Anna.Furby@cityofchicago.org>
Subject: FW: Roosevelt Square - MDA

 EXTERNAL MESSAGE

Hi Mariah,

Please see the link below to access the MDA, but let me know if it's expired. If it has I can reach out to Will Tippens to send another. I can't confirm which section addresses the consent question but please let me know what you find.

Thanks!

Brian Hacker, AICP
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Sent: Friday, February 25, 2022 12:00 PM
To: Nelson Chueng <Nelson.Chueng@cityofchicago.org>; Anna Furby <Anna.Furby@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: Fw: Roosevelt Square - MDA

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Tippens, Will <wtippens@relatedmidwest.com>
Sent: Friday, February 25, 2022 11:59 AM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Subject: Roosevelt Square - MDA

[Warning: External email]

Here is a link to the document. As you'll see all the exhibits are separate files.

<https://related.box.com/s/h88lee1f5dw8g0rd9leb53a9yjud7o1g>



William Tippens
Vice President

RELATED MIDWEST

350 W Hubbard, Suite 300
Chicago, IL 60654
(312) 595-7400 Office
wtippens@relatedmidwest.com

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Exhibit E

From: [Julie O'Brochta](#)
To: [Kaplan, Michael](#); [DiGrino, Mariah F.](#); [Noah Szafraniec](#); [Tippens, Will](#); [Brian Hacker](#); [Parlato, Mike](#); [Cacciato, Anthony](#); [Ari Glass](#); [Anna Furby](#)
Cc: [James Harris](#); [McKenzie, Ann](#); [Amber McConnachie](#); [Stubblefield, Carol](#); [Sublett, Jeanette](#); [Laura Warren](#); [Paul Cadwell](#); [Pryor, David](#); [Andre Brumfield](#); [Aaron May](#)
Subject: RE: Addams-Medill / PD 896: PD Application Process
Date: Monday, May 23, 2022 10:28:03 AM

[Warning: External email]

Adding Andre Brumfield and Aaron May from Gensler to this email conversation.

Julie O'Brochta, AIA
+1 312.468.2010 Mobile

Gensler

From: Kaplan, Michael <mkaplan@relatedmidwest.com>
Sent: Saturday, May 21, 2022 12:33 PM
To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Noah Szafraniec <noah.szafraniec@cityofchicago.org>; Tippens, Will <wtippens@relatedmidwest.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>
Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <lneal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Laura Warren <lwarren@chicagofirefc.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>; Julie O'Brochta <Julie_O'Brochta@gensler.com>
Subject: RE: Addams-Medill / PD 896: PD Application Process

Noah – I apologize for the delay as both Will and I were out yesterday. The reason we didn't initially provide a comparison table is because most of the affected subareas also had boundary changes. Overall, though, you can see that the net impact is reduced density.

Attached is a spreadsheet that you may find helpful. I too am available to discuss all weekend or Monday.



Michael Kaplan

RELATED MIDWEST

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Please consider the environment before printing this e-mail.

From: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>

Sent: Friday, May 20, 2022 5:39 PM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Tippens, Will <wtippens@relatedmidwest.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <ineal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Laura Warren <lwarren@chicagofirefc.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>

Subject: Re: Addams-Medill / PD 896: PD Application Process

Noah - I am available tonight at/after 6:30, anytime this weekend, or we can find a time Monday. If you have questions about the bulk data table related to subareas other than the Fire's, I would like to loop in Related and possibly Gensler, as they are better suited to speak to those.

Get [Outlook for Android \[aka.ms\]](#)

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Sent: Friday, May 20, 2022 4:16:21 PM

To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Tippens, Will <wtippens@relatedmidwest.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <ineal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Laura Warren <lwarren@chicagofirefc.com>; Amber McConnachie <ineal@nealandleroy.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>

Subject: Re: Addams-Medill / PD 896: PD Application Process

 EXTERNAL MESSAGE

Good afternoon,

I was able to set aside some time this afternoon and conduct some of the analysis that was left undone - I sent a sperate e-mail to your attorney Ms. Digrino asking for her to contact me. I would like to go over some data point questions with her and have a few questions realted to property ownership details for the non-cha owned pins that were submitted.

I feel better about the effect that the proposed changes would have on the remaining private

lots at the end of the exercise but would simply like to close a few concerns up with the legal team.

Thank you.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Sent: Friday, May 20, 2022 11:50 AM
To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Tippens, Will <wtippens@relatedmidwest.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>
Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <lneal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Laura Warren <lwarren@chicagofirefc.com>; Amber McConnachie <lneal@nealandleroy.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>
Subject: Re: Addams-Medill / PD 896: PD Application Process

Hi Mariah,

We will be going over the information and providing comment - our Law Department was made aware of the new submitted information. As soon as we are able to offer some commentary we will do so - unfortunately the information provided did not provide any comparative analysis between the data for the PD as it exists today and to the new proposed information and data as proposed - so we will have to look into that data and do the analysis which could take some time.

Thank you.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development

1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>
Sent: Friday, May 20, 2022 11:24 AM
To: Tippens, Will <wtippens@relatedmidwest.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>
Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <neal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Laura Warren <lwarren@chicagofirefc.com>; Amber McConnachie <neal@nealandleroy.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>
Subject: RE: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

Hi all – Following up on the materials delivered earlier this week. Please let us know the status of the City’s review and decision regarding moving forward as we have proposed.

Mariah F. DiGrino (she, her, hers)
Partner

T +1 312 368 7261
F +1 312 251 5833
M +1 773 343 5675
mariah.digrino@us.dlapiper.com

DLA Piper LLP (US)
dlapiper.com

From: Tippens, Will <wtippens@relatedmidwest.com>
Sent: Wednesday, May 18, 2022 5:11 PM
To: Brian Hacker <Brian.Hacker@cityofchicago.org>; DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>
Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <neal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Laura Warren

<warren@chicagofirefc.com>; Amber McConnachie <neal@nealandleroy.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>

Subject: RE: Addams-Medill / PD 896: PD Application Process

 EXTERNAL MESSAGE

Hi Brian and Noah,

One quick note. You'll notice the net site area has gone up. This is because all of the proposed streets and alleys that were to be dedicated in the Fires parcel are obviously not happening. However, even with the increase in Net-Site-Area, as Mariah notes below the total development rights drops by approximately 460,000 SF.

Thanks,

Will

From: Brian Hacker <Brian.Hacker@cityofchicago.org>

Sent: Wednesday, May 18, 2022 4:54 PM

To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <neal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Tippens, Will <wtippens@relatedmidwest.com>; Laura Warren <warren@chicagofirefc.com>; Amber McConnachie <neal@nealandleroy.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>

Subject: RE: Addams-Medill / PD 896: PD Application Process

Thanks, Mariah. Noah and I will begin reviewing right away.

Brian Hacker, AICP
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development

From: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>

Sent: Wednesday, May 18, 2022 4:44 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>;

Amber McConnachie <lneal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Tippens, Will <wtippens@relatedmidwest.com>; Laura Warren <lwarren@chicagofirefc.com>; Amber McConnachie <lneal@nealandleroy.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Pryor, David <David.Pryor@us.dlapiper.com>

Subject: RE: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

Hi all – Attached are the proposed bulk table and corresponding subarea map. A couple of notes:

- The overall development rights are being reduced, which should help the City overcome any concern about the amendment providing a windfall of development rights.
- The Fire team is working to modify the training facility layout to address the MWRD facility that runs down the middle of the site. This may require shifting Subarea G slightly to the south, but it is not anticipated to affect overall numbers.
- The properties along Ashland are being removed from the PD boundaries. These are privately owned properties, so the working assumption is that those owners would prefer to be carved out of the PD. Our initial thought is that they could be rezoned to B3-2.

Let us know if you would like to discuss, and we can set something up.

Thanks!

Mariah

Mariah F. DiGrino (she, her, hers)

Partner

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M +1 773 343 5675

mariah.digrino@us.dlapiper.com

DLA Piper LLP (US)

dlapiper.com

From: Brian Hacker <Brian.Hacker@cityofchicago.org>

Sent: Wednesday, May 11, 2022 11:09 AM

To: Kaplan, Michael <mkaplan@relatedmidwest.com>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <lneal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Tippens, Will <wtippens@relatedmidwest.com>; Laura Warren <lwarren@chicagofirefc.com>

Subject: RE: Addams-Medill / PD 896: PD Application Process

 EXTERNAL MESSAGE

Hi Michael,

Thanks for sending this over. When you're ready, it'd be nice to have a meeting with your team and Gensler to walk through this work.

Regards,

Brian Hacker, AICP
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development

From: Kaplan, Michael <mkaplan@relatedmidwest.com>

Sent: Saturday, May 7, 2022 5:32 PM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <ineal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Tippens, Will <wtippens@relatedmidwest.com>; Laura Warren <lwarren@chicagofirefc.com>

Subject: RE: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

Noah – see attached for preliminary concepts from Gensler. This, of course, remains subject to stakeholder feedback and public comment. We will follow-up this week with proposed bulk tables.

Thanks,



Michael Kaplan

RELATED MIDWEST

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mkaplan@relatedmidwest.com

 Please consider the environment before printing this e-mail.

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Sent: Tuesday, May 3, 2022 5:37 PM

To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <ineal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Tippens, Will <wtippens@relatedmidwest.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Laura Warren <lwarren@chicagofirefc.com>

Subject: Re: Addams-Medill / PD 896: PD Application Process

Mariah,

Thank you I will pass this along and continue the discussion with our Law Department in the meantime do we have the massing for the proposed sub-area breakdowns and any impact it might have on the resulting sub-areas or any of the existing land owners? Ive had a preliminary discussion with Will, but we do not have the data yet. Thank you.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>

Sent: Tuesday, May 3, 2022 4:22 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>; McKenzie, Ann <amckenzie@thecha.org>; Amber McConnachie <ineal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; Tippens, Will <wtippens@relatedmidwest.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Laura Warren <lwarren@chicagofirefc.com>

Subject: RE: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

Noah – Attached are a map and spreadsheet identifying private owners within PD 896. As noted in the documents, there are over 300 privately owned PINs, with over 260 unique private owners. We have removed PINs owned by public agencies and PINs owned by Roosevelt Square entities.

As we have discussed, there is no question that the City has the legal authority to be the applicant for the PD amendment. PD 896 itself is an example of that, as the City was the applicant when the PD was established in 2004. The reason for the City being the applicant in 2004 is the same reason the City needs to be the applicant again – PD 896 contains privately owned parcels, and only the City has the legal authority to initiate an application to amend privately owned parcels, in the absence of letters of authorization from each private owner. Given the number of private PINs and private owners noted above, I would hope all could agree that getting consent from over 260 owners would be burdensome.

With respect to PD 896 and the anticipated changes, we understood the group to be aligned regarding the need to adjust the existing subarea boundaries and modify the bulk table accordingly to create a new subarea with related uses and development rights to accommodate the training facility, and that it would require an amendment to PD 896. This is the action/application for which the City would be the applicant. There would be a separate, but concurrent, application for approval of the Fire's specific development plans. This could be accomplished through site plan approval, which is currently contemplated by PD 896. The Fire would be the applicant for site plan approval. The City would review the request for site plan approval concurrently with the PD amendment, the expectation being that the City would grant the site plan approval request immediately upon approval of the PD amendment. Related – at the City's and CHA's direction – is working with Gensler to create the new subareas and recalibrated bulk table, which would result in the delivery of the items requested in your item 2 below.

We are all working on all fronts to deliver the items that would be required for the PD amendment and the site plan approval request for introduction at the June City Council meeting. This is a critical path date in order to stay on track to receive the approvals (PD amendment and site plan approval) in time for construction. Please confirm the City is aligned in the process outlined above. Please also confirm that the community engagement plan that the parties have been undertaking, including last night's resident meeting and tonight's community meeting, will satisfy the City's requirements regarding community meetings for the PD amendment and site plan approval.

Mariah F. DiGrino (she, her, hers)
Partner

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M +1 773 343 5675
mariah.digrino@us.dlapiper.com

DLA Piper LLP (US)
dlapiper.com

From: Brian Hacker <Brian.Hacker@cityofchicago.org>

Sent: Wednesday, April 20, 2022 9:14 AM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Cc: James Harris <James.Harris@cityofchicago.org>

Subject: Re: Addams-Medill / PD 896: PD Application Process

 EXTERNAL MESSAGE

+ James Harris

Thanks for laying out the ask and potential paths forward, Noah. I can be available at all those times next week.

Brian Hacker, AICP
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development
312.744.7217

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Date: Wednesday, April 20, 2022 at 7:40 AM

To: "Parlato, Mike" <Mike.Parlato@am.jll.com>, "Cacciato, Anthony" <Anthony.Cacciato@am.jll.com>, Brian Hacker <Brian.Hacker@cityofchicago.org>, "mariah.digrino@dlapiper.com" <mariah.digrino@dlapiper.com>, Ari Glass <Ari.Glass@mansuetoffice.com>, Anna Furby <Anna.Furby@cityofchicago.org>

Subject: Re: Addams-Medill / PD 896: PD Application Process

Mike,

After losing a lot of sleep last night thinking about your team's request and concerns - I decided to send this follow-up request (a meeting to discuss this is really not as important as seeing the information).

Please provide the following so we can discuss internally with our Lawyers and the Inter-Governmental Affairs members:

1. A written request from the FIRE asking the City of Chicago to be the applicant for an amendment to PD #896. The request should include the reasoning for the need for the City to be the applicant and should include any supporting documentation as necessary (for example if one of your reasons is that the ability to gain consent is too onerous a list of all property holders in the planned development boundary should be provided - as requested some time ago).

2. A bullet point and annotated list of any and all changes you are asking the city to make to the approved ordinance, including but not limited to the following:
 - a. any changes to any of the approved PD statements
 - b. any changes to any of the approved PD exhibits
 - c. the inclusion of any new PD exhibits.
 - d. the change of any items listed on the bulk table
 - e. the change to any of the exhibit sub-areas as defined in the current PD
 - f. any data necessary for the creation of new sub-areas via exhibit and or bulk table.
3. Any other pertinent information that the development team and or your legal team feels is necessary for the Department to have an internal discussion about your request.

Once we receive the complete packet listed about we will discuss the legal authority of the City to be the applicant in this scenario and respond to the team accordingly, we would also discuss with our Commissioner and Zoning Administrator whether we agree with the planning/zoning reasoning behind any of the requests that derive from the above information.

I also wanted to add to this note that I recall at one of the last discussions when we spoke about whether this would happen as one application versus two applications some of the above information drove the discussion back to the need for this to be done at one time in a very complete and concises manner - the reason for this was that your request is going to include FAR and boundary changes that have an impact on the remainder of the PD as a whole with some rights being moved from the land you wish to use back into other land controlled in other sub-areas.

I am sorry that I am too busy to meet with your team this week - as an alternative I went back to my calendar to try to find some time slots - I can meet Monday at 9:00 (25th) am for an hour, Tuesday (26th) at 8:00am for an hour, Wednesday (27th) between 3pm-5pm.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Sent: Tuesday, April 19, 2022 8:07 PM

To: Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; mariah.digrino@dlapiper.com <mariah.digrino@dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby

<Anna.Furby@cityofchicago.org>

Subject: Re: Addams-Medill / PD 896: PD Application Process

If the team is seeking process or zoning guidance I would suggest trying a Tuesday or Wednesday time on the 26th or 27th.

From: Parlato, Mike <Mike.Parlato@am.jll.com>

Sent: Tuesday, April 19, 2022 8:04:33 PM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; mariah.digrino@dlapiper.com <mariah.digrino@dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Subject: RE: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

Thanks.

Brian, what's your availability tomorrow?

Michael D. Parlato
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Tel +1 312 228 2487 Fax +1 312 416 8076
Mike.parlato@am.jll.com
www.us.jll.com [nam12.safelinks.protection.outlook.com]

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Sent: Tuesday, April 19, 2022 8:02 PM

To: Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; mariah.digrino@dlapiper.com; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Subject: [EXTERNAL] Re: Addams-Medill / PD 896: PD Application Process

I am unavailable until next week.

From: Parlato, Mike <Mike.Parlato@am.jll.com>

Sent: Tuesday, April 19, 2022 8:01:27 PM

To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; mariah.digrino@dlapiper.com <mariah.digrino@dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>

Subject: RE: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

Noah, is there a better time that works for you and Brian tomorrow? We need to get everyone on the same page with this information.

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From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Sent: Tuesday, April 19, 2022 6:04 PM
To: Parlato, Mike <Mike.Parlato@am.jll.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; mariah.digrino@dlapiper.com; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>
Subject: [EXTERNAL] Re: Addams-Medill / PD 896: PD Application Process

Do you have the information I just referenced in the previous email?

From: Parlato, Mike <Mike.Parlato@am.jll.com>
Sent: Tuesday, April 19, 2022 6:02:17 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; mariah.digrino@dlapiper.com <mariah.digrino@dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Anna Furby <Anna.Furby@cityofchicago.org>
Subject: RE: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

We need this group to be on the same page as there is a lot of information being prepared for this submission and at a minimum we should all be clear on the number of applications being submitted and who the applicants are. As Anthony stated in his email that was made clear to everyone on the Friday meeting several weeks back so if that is still under discussion, we need to make sure it doesn't impact our May filing date and everyone is aligned on who is responsible for what between Gensler and Crawford in terms of the package.

Noah, what packages and what attorneys are you referring to? I am confident that our legal team was operating under the plan that I just laid out above so it would be good to understand what other conversations we need to get aligned with.

Can this group jump on a call tomorrow at 11:45am to confirm this plan? Feel free to forward to anyone else you feel should be part of this. We will send out a calendar invite if that time works.

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From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Sent: Tuesday, April 19, 2022 5:37 PM
To: Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Brian Hacker <Brian.Hacker@cityofchicago.org>; mariah.digrino@dlapiper.com; Parlato, Mike <Mike.Parlato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>
Subject: [EXTERNAL] Re: Addams-Medill / PD 896: PD Application Process

Not entirely true. We agreed to revisit this request after various documents were presented by the attorneys and the teams but we have yet to receive the documentation for further internal discussion to occur.

We have not received ownership information for all parcels within the PD boundaries, nor have we received the proposed massing models and associated data for the proposed sub-areas plans.

From: Cacciato, Anthony <Anthony.Cacciato@am.jll.com>
Sent: Tuesday, April 19, 2022 5:33:27 PM
To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; mariah.digrino@dlapiper.com <mariah.digrino@dlapiper.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Ari Glass <Ari.Glass@mansuetoffice.com>
Subject: Addams-Medill / PD 896: PD Application Process

[Warning: External email]

Good Evening Brian ,

I want to make sure that we are all clear on the strategy that we are taking to file our PD applications in May. In our conversation today the topic came up and it was contrary to what I thought we were working towards. We had been planning on submitting 2 separate applications. The first is the amendment for PD 896 that Gensler and Related are working on, where the city will be the applicant. The second is the new CF Performance Center that Crawford and JLL are working on, where the Fire will be the applicant. This is the direction that we have been working towards and want to make sure we are aligned.

Thank you

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Exhibit F

From: [Noah Szafraniec](#)
To: [Anna Furby](#); [Samir Mayekar](#)
Cc: [Lisa Misher](#); [Patrick Murphey](#); [Brian Hacker](#)
Subject: PD #896 - Fire
Date: Monday, May 23, 2022 4:22:28 PM

Anna,

I just wanted to confirm that we strongly believe we the City can be the applicant for the Planned Development application.

I had the chance to speak with Mariah (zoning attorney for both FIRE and Related Midwest) and Mike Kaplan (Related Midwest) - I was then able to loop in both Patrick and then also Lisa Misher from Department of Law.

Everyone feels comfortable with the City being the applicant.

The PD as a whole will end up with roughly 500,000 less development rights and the only areas that show are sub-areas E, G and H. Sub-Area G is the FIRE, Sub-Area H is the Chicago Park District and Sub-Area E has two development parcels one the is owned we think by UIC and one other - we have asked Mike Kaplan and Mariah to get us the exact ownership of that sub-area before we make the 100% final call.

Mariah indicated that they would be willing to provide the written notice and prepare the application documents.

Thank you.

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Assistant Commissioner - Planned Developments and Plan Commission
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312-744-5798

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Exhibit G

From: [Peter Strazzabosco](#)
To: [Lisa Misher](#); [Anna Furby](#); [Patrick Murphey](#); [Noah Szafraniec](#)
Cc: [Asha Binbek](#); [Brian Hacker](#)
Subject: Re: Fire on agenda
Date: Friday, September 16, 2022 5:45:25 PM

Thanks all. I'll refine and circle back Monday.

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From: Lisa Misher <Lisa.Misher@cityofchicago.org>
Sent: Friday, September 16, 2022 5:18:39 PM
To: Anna Furby <Anna.Furby@cityofchicago.org>; Patrick Murphey <Patrick.Murphey@cityofchicago.org>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>
Cc: Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: Re: Fire on agenda

I like the direction this is going. Maybe it's also important to say (it's implied) that the project is of city-wide importance, making it appropriate for the city to facilitate.

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From: Anna Furby <Anna.Furby@cityofchicago.org>
Sent: Friday, September 16, 2022 5:14:59 PM
To: Patrick Murphey <Patrick.Murphey@cityofchicago.org>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>; Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>
Cc: Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: RE: Fire on agenda

Proposed answer to Q2: [please edit] PD896 needed to be amended for numerous reasons including: the ComEd Rec Center was straddling two subareas, CHA needed subareas that aligned with its development plan for ABLA / Roosevelt Square, and the complicated nature of the PD. The City collaborated with sister agencies CHA and Parks to accomplish this and Fire is working in parallel on its newly delineated subarea. The number of owners in PD 896 made it impractical for a private entity to undertake such an effort and none of the private owners' development rights were impinged through this process.

Anna Furby
O: 312-744-7599
C: 773-720-8413

From: Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Sent: Friday, September 16, 2022 5:12 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Anna Furby

<Anna.Furby@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>; Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>

Cc: Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>

Subject: Re: Fire on agenda

@ Anna; I do not know that we could make any definitive statement about where this ranks in the realm of plan developments and their respective quantity of private owners contained.

I think instead we should highlight, as Noah noted, the benefits to the two public agencies involved; and, to Lisa's point, both the impracticality of coordinating all of the other private owners and that to which, more importantly, none of their development rights were, in any way, shape, or form, impinged through this process. Do we know if there are any homeowners associations in this PD?

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F: (312) 742-8548
patrick.murphey@cityofchicago.org

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Sent: Friday, September 16, 2022 5:07:58 PM

To: Anna Furby <Anna.Furby@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>; Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>; Patrick Murphey <Patrick.Murphey@cityofchicago.org>

Cc: Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>

Subject: Re: Fire on agenda

I think we should make sure we highlight the needs of Park District and CHA as sister agencies receiving the benefits of this thus the cooperative planning effort.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
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Chicago, IL 60602
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From: Anna Furby <Anna.Furby@cityofchicago.org>

Sent: Friday, September 16, 2022 5:06 PM

To: Lisa Misher <Lisa.Misher@cityofchicago.org>; Noah Szafraniec

<Noah.Szafraniec@cityofchicago.org>; Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>;
Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Cc: Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: RE: Fire on agenda

Agreed re: Lisa's point about consent due to number of owners. Should we include language around the scale of amending PD 896 not being reasonable for a private entity? Are we able to definitively say it has the most private owners of any PD in the City? It must be in the top few at least. Thoughts on the below?

Proposed answer to Q2: [please edit] This is a unique situation. A need had been identified for a master PD amendment for PD 896 due to its complicated nature, the number of parcels and property owners, and the need for subarea redefinition. The City worked with Related, CHA, and Parks to accomplish this and Fire is working in parallel on its newly delineated subarea. The number of owners in PD 896 made it impractical for a private entity to undertake such an effort.

Anna Furby
O: 312-744-7599
C: 773-720-8413

From: Lisa Misher <Lisa.Misher@cityofchicago.org>
Sent: Friday, September 16, 2022 5:03 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>; Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Cc: Anna Furby <Anna.Furby@cityofchicago.org>; Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: Re: Fire on agenda

It was impractical for the Fire to get consent from all the property owners given the size of the PD and the number of owners. Noah: We have the number, right. I can't remember what it is. Isn't it also important to say that no one's property rights changed?

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From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Sent: Friday, September 16, 2022 4:54:37 PM
To: Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>; Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Cc: Anna Furby <Anna.Furby@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>; Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: Re: Fire on agenda

First question is accurate..... second question probably needs a legal scrub because he is certainly working an angle there, we are rarely the applicant.

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From: Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>
Sent: Friday, September 16, 2022 4:53 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Cc: Anna Furby <Anna.Furby@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>; Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: Re: Fire on agenda

Mick Dumke/ProPublica's post-Fire meeting questions and a potential response are below:

Q: Who made the decision for the City to be the zoning applicant?

A: It was a collective decision involving CHA, CPD, the City and the soccer club.

Q: How often is the City the applicant for PD amendments involving private development projects?

A: (TBD)

From: Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>
Sent: Tuesday, September 13, 2022 5:44 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Cc: Anna Furby <Anna.Furby@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>; Asha Binbek <Asha.Binbek@cityofchicago.org>; Brian Hacker <Brian.Hacker@cityofchicago.org>
Subject: Re: Fire on agenda

See below for a proposed response to why the City is the zoning applicant.

- Given the scope of the proposed project involving City and CHA land exclusively, the City is serving as the applicant for the PD amendment. As a government entity, the city is exempt per the municipal code from filing an EDS.

The above does not address how a would-be private applicant would be onerously burdened by gaining consent of every property owner in the PD's impacted subareas. Do we have any TPs to address that issue if it comes up?

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Sent: Tuesday, September 13, 2022 4:45 PM

To: Patrick Murphey <Patrick.Murphey@cityofchicago.org>; Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>

Cc: Anna Furby <Anna.Furby@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>

Subject: Re: Fire on agenda

Well, where should I start:

We had many discussions on why the city should be the applicant - this is a huge PD and thus has a very heavy obligation on searching for individual owners who have bought condo units within the over 100 acre PD - so to do a title search and consent agreements with all parties was going to be overburdensome - so the legal opinion was we could be the applicant to facilitate what is in some form a city sponsored / supported project as well as having the support of CHA and the Park District.

As for the EDS questions - here are the

instructions: https://www.chicago.gov/city/en/depts/dps/provdrs/comp/svcs/economic_disclosurestatementseds.html

With the city as the applicant there is not EDS obligation the specific exemption is snipped below:

*1. The following entities listed in (a) through (i) shall not be required to file an EDS:
(a) any unit of government in the United States or any agency or instrumentality thereof;
(b) any unit of government of a foreign government recognized by the United States government, or any agency or instrumentality of such unit of government;
etc...*

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Chicago, IL 60602
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From: Patrick Murphey <Patrick.Murphey@cityofchicago.org>

Sent: Tuesday, September 13, 2022 4:30 PM

To: Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Cc: Anna Furby <Anna.Furby@cityofchicago.org>; Lisa Misher <Lisa.Misher@cityofchicago.org>

Subject: Re: Fire on agenda

+ Anna and Lisa for consistent messages and collective awareness

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Chicago, IL 60602
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patrick.murphey@cityofchicago.org

From: Peter Strazzabosco <Peter.Strazzabosco@cityofchicago.org>
Sent: Tuesday, September 13, 2022 4:28 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Cc: Patrick Murphey <Patrick.Murphey@cityofchicago.org>
Subject: Fire on agenda

Getting questions from press:

Why is the city down as the applicant? Why doesn't the Fire have to submit economic disclosure paperwork?

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Exhibit H

From: [DiGrino, Mariah F.](#)
To: [Brian Hacker](#); [Cacciato, Anthony](#); [Parlato, Mike](#); [Kaplan, Michael](#); [Tippens, Will](#); [Jahnke Dale, Katie](#); [Ari Glass](#); [Doug Osborn](#); [Julie O'Brochta](#); [Paul Cadwell](#); [Amber McConnachie](#); [Stubblefield, Carol](#); [Sublett, Jeanette](#); [McKenzie, Ann](#); [Harrington, Michelle](#)
Cc: [Pryor, David](#)
Subject: RE: Fire Coordination Call
Date: Monday, September 12, 2022 6:29:40 PM
Attachments: [Roosevelt Square PD 896 PD Statements \(Fire Amendment\)-195842700-v1.docx](#)
[Redline - Roosevelt Square PD Ordinance \(Fire PD Amendment\)-190650992-v7](#) and [Roosevelt Square PD 896 PD Statements \(Fire Amendment\)-195842700-v1.pdf](#)
[Roosevelt Square PD 896 \(Fire Amendment\) - Compiled PD Documents.pdf](#)

[Warning: External email]

Hi Brian – We have resolved Statement 12. Attached is the revised set of PD statements (without the application form and list of taxpayers) – clean and redline showing changes. I updated the list of plans in Statement 4.

Also attached is the compiled set of PD statements, bulk table, and exhibits (Gensler + CFFC). Per your third bullet below, the statements may need to be updated, but we can make that substitution.

From: Brian Hacker <Brian.Hacker@cityofchicago.org>
Sent: Monday, September 12, 2022 1:14 PM
To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Cacciato, Anthony <Anthony.Cacciato@jll.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Tippens, Will <wtippens@relatedmidwest.com>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Doug Osborn <dosborn@Crawford-USA.com>; Julie O'Brochta <Julie_O'Brochta@gensler.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Amber McConnachie <lneal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>; McKenzie, Ann <amckenzie@thecha.org>; Harrington, Michelle <MHarrington@thecha.org>
Cc: Pryor, David <David.Pryor@us.dlapiper.com>
Subject: RE: Fire Coordination Call

 EXTERNAL MESSAGE

Thanks, Mariah. I have some minor follow-up requests for you and the rest of the group in my notes below. I'm also adding the CHA folks to the thread so they stay in the loop ahead of Thursday.

- **Mariah:** please include the CFFC floor plans in the exhibits and, as you referenced, update Statement 4 accordingly. Additionally, when you send the revised statement document it only needs to include the ordinance before it. The PD application form and Taxpayer list can be deleted.
- **Anthony/Doug:** the slide deck needs to be shortened so I made some revisions to reduce the number of slides (see attached); the project summary should be one slide so I hid all of those except the first one. It provides a good overview of the project, but if you want to capture any other information on the slides I removed I suggest you create a new text box with a bulleted list that truncates the info in the multiple slides you had previously added. The project

summary would also be a good location for the primary rendering showing the building from the front.

- **Related/Mariah:** we'll be meeting tomorrow morning to discuss the open space portion of the statements and will need to resolve it as soon as possible. It's our preference that the "public" requirements remain consistent with the current PD as these were the result of coordination between the City, Related, CHA and the Park District. Based on these differing preferences it's possible there will be further revisions to the relevant PD statement, but it should be a relatively quick fix once we talk this through further.

For the first two items on the list, please send them over to me by COB tomorrow. Feel free to reach out with any questions, I'm working at home today and forgot to forward my calls so you can reach me on my cell at 773-934-9798.

Brian Hacker, AICP (he/him)
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development

From: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>

Sent: Friday, September 9, 2022 2:37 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Cacciato, Anthony <Anthony.Cacciato@jll.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Tippens, Will <wtippens@relatedmidwest.com>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Doug Osborn <dosborn@Crawford-USA.com>; Julie O'Brochta <Julie_O'Brochta@gensler.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Amber McConnachie <neal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>

Cc: Pryor, David <David.Pryor@us.dlapiper.com>

Subject: RE: Fire Coordination Call

[Warning: External email]

Brian – Attached are the CFFC PD exhibits. These should be combined with the Gensler PD exhibits I sent earlier this week, to complete the set of PD exhibits for the PD ordinance. I also noticed that the list of plans in Statement 4 should be updated to read as set forth below – not sure if you were planning to take the reins on final revisions to the PD statements. I'm happy to keep the "pen" and provide the revisions. Also let me know if you are going to create a master set of PD documents to submit to Plan Commission (statements, bulk table, exhibits), or if you would like us to create a single set. Either way, might be good for the group to review the final set to make sure nothing slipped through the cracks.

"...(vii) the following plans prepared by Crawford Architects and dated September 15, 2022: Subarea G Site Plan; Subarea G Landscape Site Plan; Subarea G Landscape Plan LS100; Subarea G Landscape Plan LS101; Subarea G Landscape Plan LS102; Subarea G Landscape Plan LS103; Subarea G Landscape Fence Detail; Subarea G Landscape Planting Details; Subarea G Landscape Plant Palette;

Subarea G Landscape Streetscape Section; Subarea G Performance Centre Façade Material Systems (South, North, East, and West Elevations); Subarea G Field Crew Building Elevations (West, East, South and North); Subarea G Seasonal Inflatable Dome Diagram – Illustrative Specifications; Subarea G Site Signage; Subarea G Site Fencing.”

From: DiGrino, Mariah F.

Sent: Friday, September 9, 2022 1:02 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Cacciato, Anthony <Anthony.Cacciato@jll.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Tippens, Will <wtippens@relatedmidwest.com>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Doug Osborn <dosborn@Crawford-USA.com>; Julie O'Brochta <Julie_O'Brochta@gensler.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Amber McConnachie <ineal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>

Cc: Pryor, David <David.Pryor@us.dlapiper.com>

Subject: RE: Fire Coordination Call

Brian – I should have the CFFC PD Exhibits shortly. Crawford is adding the September 15th Plan Commission date to the footer.

From: Brian Hacker <Brian.Hacker@cityofchicago.org>

Sent: Thursday, September 8, 2022 3:22 PM

To: Cacciato, Anthony <Anthony.Cacciato@jll.com>; DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Tippens, Will <wtippens@relatedmidwest.com>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Doug Osborn <dosborn@Crawford-USA.com>; Julie O'Brochta <Julie_O'Brochta@gensler.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Amber McConnachie <ineal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>

Cc: Pryor, David <David.Pryor@us.dlapiper.com>

Subject: Re: Fire Coordination Call

 EXTERNAL MESSAGE

Sounds good and just to confirm, these will also have the Roosevelt Square Master Plan exhibits?

I will also need the exhibits of the CFFC plans to go along with the exhibits Mariah previously sent.

Brian Hacker, AICP

Planner V, West Region

City of Chicago | Department of Planning and Development

312.744.7217

From: "Cacciato, Anthony" <Anthony.Cacciato@jll.com>

Date: Thursday, September 8, 2022 at 2:59 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>, "DiGrino, Mariah F." <Mariah.DiGrino@us.dlapiper.com>, "Parlato, Mike" <Mike.Parlato@am.jll.com>, "Kaplan, Michael" <mkaplan@relatedmidwest.com>, "Tippens, Will" <wtippens@relatedmidwest.com>, "Jahnke Dale, Katie" <katie.dale@us.dlapiper.com>, Ari Glass <Ari.Glass@mansuetoffice.com>, Doug Osborn <dosborn@Crawford-USA.com>, Julie O'Brochta <Julie_O'Brochta@gensler.com>, Paul Cadwell <pcadwell@chicagofirefc.com>, Amber McConnachie <lnéal@nealandleroy.com>, "Stubblefield, Carol" <cstubblefield@nealandleroy.com>, "Sublett, Jeanette" <jsublett@nealandleroy.com>

Cc: "Pryor, David" <David.Pryor@us.dlapiper.com>

Subject: Re: Fire Coordination Call

[Warning: External email]

Hey Brian. We should be able to turn over the CPC slides in about an hour

From: Brian Hacker <Brian.Hacker@cityofchicago.org>

Sent: Thursday, September 8, 2022 2:28:07 PM

To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Cacciato, Anthony <Anthony.Cacciato@jll.com>; Parlato, Mike <Mike.Parlato@am.jll.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Tippens, Will <wtippens@relatedmidwest.com>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Doug Osborn <dosborn@Crawford-USA.com>; Julie O'Brochta <Julie_O'Brochta@gensler.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Amber McConnachie <lnéal@nealandleroy.com>; Stubblefield, Carol <cstubblefield@nealandleroy.com>; Sublett, Jeanette <jsublett@nealandleroy.com>

Cc: Pryor, David <David.Pryor@us.dlapiper.com>

Subject: [EXTERNAL] Re: Fire Coordination Call

Caution: Message from external sender

Hi Mariah & team,

Thanks for sending these over. Some follow-ups:

- For Anthony: please send the CPC slide deck as soon as possible so I can upload for the Commissioners' review.
- To the first response in red below, I have not received the updated set of plans from Doug, just the sustainability matrix materials. No comments on those fyi.
- This is more relevant to the Related team, but I will be deleting the second paragraph of Statement 12 on the request of the Zoning Administrator. The guidelines for administrative relief are clearly established by the Zoning Ordinance and this additional language is not preferred.

- We're still discussing the approach to how we're handling publicly accessible open space in the PD statements but I will reply tomorrow with further feedback.

Regards,

Brian Hacker, AICP
Planner V, West Region
City of Chicago | Department of Planning and Development
312.744.7217

From: "DiGrino, Mariah F." <Mariah.DiGrino@us.dlapiper.com>

Date: Wednesday, September 7, 2022 at 6:15 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>, "Cacciato, Anthony" <Anthony.Cacciato@am.jll.com>, "Mike Parlato (mike.parlato@am.jll.com)" <mike.parlato@am.jll.com>, "Kaplan, Michael" <mkaplan@relatedmidwest.com>, "Tippens, Will" <wtippens@relatedmidwest.com>, "Jahnke Dale, Katie" <katie.dale@us.dlapiper.com>, Ari Glass <Ari.Glass@mansuetoffice.com>, Doug Osborn <dosborn@Crawford-USA.com>, Julie O'Brochta <Julie_O'Brochta@gensler.com>, Paul Cadwell <pcadwell@chicagofirefc.com>, Amber McConnachie <ineal@nealanderoy.com>, "Stubblefield, Carol" <cstubblefield@nealanderoy.com>, "Sublett, Jeanette" <jsublett@nealanderoy.com>

Cc: "Pryor, David" <David.Pryor@us.dlapiper.com>

Subject: RE: Fire Coordination Call

[Warning: External email]

Hi Brian – Attached are (i) revised PD statements, adding “community centers” in Subarea A (clean and redline); (ii) revised bulk table, adding a bike parking requirement; and (iii) updated PD exhibits (not including the CFFC plans – those will be provided separately). The boundary of Subarea G has been confirmed, and no changes to the bulk table were required (the updated boundary was incorporated in a prior iteration). I have annotated your list below to indicate status.

From: Brian Hacker <Brian.Hacker@cityofchicago.org>

Sent: Friday, September 2, 2022 11:16 AM

To: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>; Cacciato, Anthony <Anthony.Cacciato@am.jll.com>; Mike Parlato (mike.parlato@am.jll.com) <mike.parlato@am.jll.com>; Kaplan, Michael <mkaplan@relatedmidwest.com>; Tippens, Will <wtippens@relatedmidwest.com>; Jahnke Dale, Katie <katie.dale@us.dlapiper.com>; Ari Glass <Ari.Glass@mansuetoffice.com>; Doug Osborn <dosborn@Crawford-USA.com>; Julie O'Brochta <Julie_O'Brochta@gensler.com>; Paul Cadwell <pcadwell@chicagofirefc.com>; Amber McConnachie <ineal@nealanderoy.com>; Stubblefield, Carol <cstubblefield@nealanderoy.com>; Sublett, Jeanette <jsublett@nealanderoy.com>

Subject: RE: Fire Coordination Call

 EXTERNAL MESSAGE

Hi all,

Glad we could all get together today to prep for CPC, thanks to Mariah for organizing the meeting. As we discussed, the remaining action items are outlined in the points below with the respective partner(s) in bold:

- Submit current set of plans and sustainability matrix to DPD **CFFC – due 9/6 by 9 am**

Done – See email from Doug Osborn 9/6 at 9:01 am.

- Revise PD statements to update uses in Subarea A and include bike parking requirements in bulk table **CFFC, Related – due by 9/8**; DPD will provide guidance on statement 12 and open space requirements.

Attached.

- Submit draft slide deck to DPD **CFFC, Related – due by 9/8 COB**

In progress.

- Revise PD exhibits with current CFFC plans, revise open space plan to specify planned *public* open spaces, and confirm boundary of Subarea G and update bulk table data, if necessary. **CFFC, Related – due by 9/12**

Subarea G boundaries confirmed, and revised open space plan attached as part of the attached PD exhibits. This set of PD exhibits does not include the CFFC plans. Those will be provided separately.

- Submit MBE/WBE documentation to DPD **CFFC – due by 9/12**

In progress.

- Submit letter of support from Alderman Ervin to DPD (he should also attend the meeting) **CFFC – due by 9/12**

In progress.

Please feel free to chime in if there's anything I missed or got wrong. Hope you all have a nice holiday weekend.

Brian Hacker, AICP (he/him)
Coordinating Planner, West Region
City of Chicago | Department of Planning and Development

-----Original Appointment-----

From: DiGrino, Mariah F. <Mariah.DiGrino@us.dlapiper.com>

Sent: Thursday, September 1, 2022 2:52 PM

To: DiGrino, Mariah F.; Brian Hacker; Cacciato, Anthony; Mike Parlato (mike.parlato@am.jll.com); Kaplan, Michael; Tippens, Will; Jahnke Dale, Katie; Ari Glass; Doug Osborn; Julie O'Brochta; Paul Cadwell; Amber McConnachie; Stubblefield, Carol; Sublett, Jeanette

Subject: Fire Coordination Call

When: Friday, September 2, 2022 9:30 AM-10:30 AM (UTC-06:00) Central Time (US & Canada).

Where: Microsoft Teams Meeting

[Warning: External email]

A meeting to discuss and wrap up open items related to the PD exhibits, statements, and bulk table, and to discuss Plan Commission hearing logistics.

Microsoft Teams meeting

Join on your computer or mobile app

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Meeting ID: 261 891 924 512

Passcode: 3Vayzz

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teams@cvc.dlapiper.com

Video Conference ID: 114 501 311 4

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[+1 872-703-5059,,457601959#](tel:+1872-703-5059,457601959#) United States, Chicago

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Exhibit I

From: [Noah Szafraniec](#)
To: [Brian Hacker](#)
Cc: [Harrington, Michelle](#)
Subject: Re: September CPC
Date: Tuesday, September 13, 2022 8:57:21 PM

Its fine as long as the presentation is well oiled and things move fast - this will be a complicated one to present.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Brian Hacker <Brian.Hacker@cityofchicago.org>
Sent: Tuesday, September 13, 2022 5:37 PM
To: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Cc: Harrington, Michelle <MHarrington@thecha.org>
Subject: Re: September CPC

Hey Noah,

Here's the list of speakers/attendees for PD 896
Paul Cadwell - pcadwell@chicagofirefc.com
Ari Glass - ari.glass@mansuetoffice.com
Mariah DiGrino - mariah.digrino@dlapiper.com
Doug Osborn - dosborn@crawford-usa.com
Anthony Cacciato - anthony.cacciato@am.jll.com
Will Tippens - wtippens@relatedmidwest.com
Michael Kaplan - mkaplan@relatedmidwest.com
Ann McKenzie - amckenzie@thecha.org
Michelle Harrington - mharrington@thecha.org

I know it's a lot but there are a lot of partners, let me know if you need me to trim it down.
Thanks.

Get [Outlook for iOS](#)

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Sent: Tuesday, September 13, 2022 4:13:50 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Lisa Washington <Lisa.Washington@cityofchicago.org>; Emily Thrun <Emily.Thrun@cityofchicago.org>; Joshua Son <Joshua.Son@cityofchicago.org>; Justin Petersen <Justin.Petersen@cityofchicago.org>; Max Lyon <Max.Lyon@cityofchicago.org>

Cc: Cynthia Roubik <Cynthia.Roubik@cityofchicago.org>; Gerardo Garcia <Gerardo.Garcia@cityofchicago.org>

Subject: Re: September CPC

If you have not already done so - please make sure you send me your transfer memo and your resolutions ASAP (revisions to ones previous sent if needed), as well as your list of speakers for the CPC hearing.

I am trying to get the zoom meeting out this evening or tonight once I have the last few lists.

Thanks everyone.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

From: Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>

Sent: Thursday, September 8, 2022 11:31 AM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Lisa Washington <Lisa.Washington@cityofchicago.org>; Emily Thrun <Emily.Thrun@cityofchicago.org>; Joshua Son <Joshua.Son@cityofchicago.org>; Justin Petersen <Justin.Petersen@cityofchicago.org>; Max Lyon <Max.Lyon@cityofchicago.org>

Cc: Cynthia Roubik <Cynthia.Roubik@cityofchicago.org>; Gerardo Garcia <Gerardo.Garcia@cityofchicago.org>

Subject: Re: September CPC

Just re-sending the previously sent reminder - drafts of all the documents are due to share point for Plan Commissioner review today. Thank you everyone.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101

**121 N. LaSalle St.
Chicago, IL 60602
312-744-5798**

From: Noah Szafraniec

Sent: Tuesday, August 30, 2022 2:24 PM

To: Brian Hacker <Brian.Hacker@cityofchicago.org>; Lisa Washington <Lisa.Washington@cityofchicago.org>; Emily Thrun <Emily.Thrun@cityofchicago.org>; Joshua Son <Joshua.Son@cityofchicago.org>; Justin Petersen <Justin.Petersen@cityofchicago.org>; Max Lyon <Max.Lyon@cityofchicago.org>

Cc: Cynthia Roubik <Cynthia.Roubik@cityofchicago.org>; Gerardo Garcia <Gerardo.Garcia@cityofchicago.org>

Subject: September CPC

Good Afternoon,

For those of you who have items on this month's agenda here are the next steps as we head to home for the hearing!

1. Please make sure your as-filed applications are added here so Susan can post these ASAP. S:\DHDATA\COMMUNICATIONS & OUTREACH\CPC for Posting\2022\09-2022\Applications
2. Final reviews of all documentation should be occurring; by close of business 09-08-2022 in the sharepoint files for the plan commissioners you will need to have your draft documents uploaded [DRAFTS of - Staff Report, One Page Fact Sheet, PD Statements, Bulk Table, Exhibits and CPC Power point]; also if you did not already add it there you should have the as-filed application for a point of reference. The items you are adding here and finalizing are going to be used for your final packets. Thank you.
3. Make sure you CALL and speak to your aldermen - make sure they are aware they have an item up on the agenda this month - do not leave a message or send an e-mail and hope they get it - we need to communicate and give them the courtesy to know something in their ward is on the agenda. All the aldermen will get an emailed zoom invite as well.
4. Finalize your power point and script for CPC, talk to your teams to ensure who is going to present what so you can run the presentations smoothly. For those who have yet to present - yes you will be sharing your screen

- and moving the presentation - NO the client/applicant cannot do it.
5. Make sure your final draft power points are added here by 09-12-2022 - Susan will be posting these Monday - this is the most important piece as this allows the public to see what is going on the agenda this week and to make decisions to speak or write comments about the items: <S:\DHDATA\COMMUNICATIONS & OUTREACH\CPC for Posting\2021\11-2021\Presentations>
 6. Make sure you get a list of the intended speakers for your items by 09-12-2022 and then forward on to me so that they can be added to the zoom invite list.
 7. Make sure you are ready to share your screen and go over your items QUICKLY for the chair woman briefing Wednesday (09-14-2022) and then also for Plan Commission on Thursday.
 8. ******* Ill need these by the end of next week.** Send to Noah by e-mail - your final draft resolutions and transfer memos via email preferably today - but no later than noon tomorrow - I will get them signed and back to you on Friday if possible.
 9. ******* This will need to be done by the end of next week, I've added everyones entries to the sheet you just need to fill in the info.** Make sure to update the project spreadsheet - I have already added all the items and filled in the first few columns for everyone. The file is located here for reference: S:\PLDATA\Zon\Plan Commission\aro cnn cps d district ic jobs ndb nob tpc & tsl

Please feel free to contact me with questions and/or concerns. Thank you.

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission
Department of Planning Development
1st Deputy's Office
City Hall, Room 1101
121 N. LaSalle St.
Chicago, IL 60602
312-744-5798

Exhibit J

From: [James Harris](#)
To: [Brian Hacker](#); [Anna Furby](#); [Noah Szafraniec](#)
Subject: RE: PD 896 Amendment
Date: Friday, March 25, 2022 1:57:06 PM

Brian,

Thank you for this summary of the issues. I agree with you that we should brief the Commissioner to make sure he is aware that this has been flagged and may present potential challenges in terms of public engagement and Plan Commission.

Best,

JAMES M. HARRIS, AICP
West Planning Region - Lead Coordinating Planner

City of Chicago - Department of Planning and Development (DPD)
121 North LaSalle Street, Suite 1000
Chicago, Illinois 60602

Phone: 1.312.744.9775
Email: james.harris@cityofchicago.org

From: Brian Hacker <Brian.Hacker@cityofchicago.org>
Sent: Friday, March 25, 2022 1:25 PM
To: James Harris <James.Harris@cityofchicago.org>; Anna Furby <Anna.Furby@cityofchicago.org>; Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>
Subject: PD 896 Amendment

Hi all,

I'm starting this thread so we're in coordination on the outstanding issues for the Fire project and any next steps we may need to take. As you called out in today's meeting, Noah, and as I've voiced in past meetings, it's DPD's priority that we identify the implications the Fire facility will have on the rest of the PD – particularly as they relate to the subarea boundaries and changes to development rights. Obviously this is a large PD that will probably need to be amended periodically, but the larger question of which subareas will see an increase in development rights/FAR has to be addressed when we bring this project to CPC. Although I got mixed messages from CHA's comments in today's meeting, I'm not sure they're in agreement with us on this issue. Ann's desire to separate the "east of Loomis" issues from the "west of Loomis" issues sounds like they are looking to push the development rights issue to a later PD amendment. If that's the case then I foresee some vulnerability for this project in the public engagement process and in the Plan Commission hearing. We're proposing a major change in the planned land use for a large development site that was slated for hundreds of residential units. Someone needs to be able to address where/if those units will be replaced when we go before the public and legislative bodies.

For our approach going forward I think the first step is to confirm CHA's approach: are they going to

work with Related and Gensler to complete this planning exercise in time to address the “east of Loomis” issues in coordination with CPC hearing for the Fire project, or are we saving that for a future amendment? If it turns out that they want to push those issues to the future then I suggest we brief leadership (Samir, Commissioner Cox, IGA) on that approach and the potential downsides to it – just to be safe. Given the high-profile nature of this project and the broad desire to avoid the types of challenges that came up in Hansen Park, I want to stay ahead of any potential conflicts that have the potential to undermine this project.

I’m interested in hearing your thoughts, as well. Thanks...

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