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September 14, 2009

Via Email and First Class Mail

Mayor David F. Schmidt and Park Ridge City Council
c/o Juliana Maller
Deputy City Manager
505 Butler Place
Park Ridge, IL 60068

Re: 225 West Touhy Avenue; 111 South Washington Avenue (the "Project")

Dear Mayor Schmidt and City Council Members:

Pursuant to Section 5.5 (D)(2)(b)(i) of the Park Ridge Zoning Ordinance (the "Zoning Ordinance") I write to request that the City defer consideration of the Stage 2 Development Plan for a period of 18 months. The reference to this Section of the Zoning Ordinance provides, in pertinent part:

"... the City Council shall review the Stage 2 Development Plan and shall, if the Stage 2 Development Plan is held **not** to be in conformity with the Stage 1 Development Plan or other City Regulations, inform the applicant with regard to specific areas found **not** to be in compliance ..." (emphasis added)

As you know, the Planning and Zoning Committee previously recommended approval of the Stage 2 Development Plan. The foregoing provision requires only that the City Council "review" this initial Stage 2 Development Plan and "inform the applicant" if there are specific areas found **not** to be in compliance. The foregoing provision does not require a formal vote within any prescribed time period.

It is our understanding that this matter has been (or will be) placed on the agenda for consideration by the City Council on September 21, 2009. We respectfully request that the City Council defer review and consideration of the Stage 2 Development Plan for a period of 18 months. As you are well aware, the current economic climate does not permit the Developer to secure financing for the Project nor is it advisable to compel the Developer to commence construction of the Project at this time. In addition, we are no longer under contract to purchase the property at 111 W. Washington but are in active discussions with the owner to place the property under contract again and would like the opportunity to continue those discussions.

Section 5.5 (C) of the Zoning Ordinance would require upon the approval of the Stage 2 Development Plan that construction of the improvements on the Property be commenced in accordance with Ordinance 2007-84 (Granting a Special Use Permit for a Planned Development). It benefits neither the Developer, the City, nor local residents for construction of the Project to occur on the Property at this time.



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Thank you for your consideration.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in black ink, appearing to read 'R. Klawiter', written over the printed name.

Richard F. Klawiter

RFK/wd

cc: Everette M. Hill, Esq.
Lance Chody
John Chipman