



Proposed Development - Fremont Square
Meeting AGENDA
6:00 pm to 7:30 pm
December 17, 2018

Welcome & Introductions

Randall introduced the reason that NNUP is having a special meeting due to the large size of this project. Reminded the audience that NNUP facilitates a process of engagement. Randall reviewed Q&A process

- **Review Question and Answer Guidelines**
 - One question per person, one follow up question and then the meeting facilitator will move on to the next community member's question

- Presentation by CRM - Fremont Square Proposed Development
 - CRM properties - Jeff & Chris
 - KLOA - Traffic Study
 - DLA Piper - Devin

- Brief history of CRM properties in community
 - Exciting neighborhood, mainly retail, residences long overdue
 - Whole foods, DSW, William & Sonoma, etc.
 - Since 1988
 - North and Sheffield Center and Firestone site redevelopment
 - Significant economic growth generator
 - Considerable investor in public spaces
 - Long term stakeholder in the halsted triangle
 - Currently zoned 5 FAR, change requested is to allow residential
 - Sub area A - fremont, 400 + units, 40 story building
 - Sub area B- Kingsbury, 51 units (with retail), 7 story
 - Sub Area C & D, C remains, D - now Firestone, will convert to retail
 - Tasked to develop project (Devin)
 - Enhance viability/walkability, more retail restaurants, more activity in neighborhood
 - Illustrations
 - How fits into neighborhood
 - Retail development is contiguous on north ave., continuous retail to weed street
 - D - replacement for Firestone, retail ground floor, 3rd floor restaurant
 - B - Kingsbury, first two floors public amenities, restaurants, cafes, beauty salons, fitness
 - Above residential , 51 units, look and feel like market rate
 - Roof deck amenities, identical to amenities in tower and tower amenities available to both buildings, bocce ball, fire pits, outside bar, pool

- Mkt rents - projections / \$3+ sqf
- 2 Buildings / Can they be connected so affordable and mkt not separated?
 - Sky bridge - CDOT not excited about connecting over public alley
 - Examples of it over northwestern hospital
 - Public alley different than private alley
 - Question related to accessing amenities
- Public space within the neighborhood?
 - parks/green space opportunities?
 - Provided millions of dollars to community - example, river walk near whole foods
- Parking ration for SoNo buildings?
 - 400 units - 192 spaces - 24% = Condo building different than rental
- What else is going on in the area?
 - Big Deahl - no residential
 - Old menomonee site - 170 residential units (estimate)
- Thought about reworking streets in general area?
 - Ald. says can speak to transportation
- Subsidized housing - comment
 - Thinks very attractive
- How will it affect school attendance, Lincoln Park area (high school)?
 - Do not anticipate school age children
- How many two bdrm ? any 3bdrm?
 - 26% are 2bdrm, 1% 3bdrm
 - Studio, 30%, 1 bdrm 43%
- Size of apartments?
 - Studio 375 sq ft to 575 sq ft
 - 1 bdrm 665 sq ft
 - 2 bdrm 1040 sq ft
 - 3 bdrm 1500 sq ft
- How do you come to the conclusion regarding school age children?
 - Market analysis - with unit mix, don't foresee families
- AirBNB's allowed?
 - No, will hire a professional property management company
 - No hotel like aspect
 - Will be held in portfolio for generations, not flipped
- Amenities?
 - washers/dryers in units
 - Flooring - wood simulated - vinyl planks
 - No renderings as of yet

- CRM commercial developer; Is this first residential development?
 - First residential
- Trying to understand financing constraint re: separating affordable from mkt rate?
 - With 20% pilot program, the tax credit program is required and this program entails lenders requiring all 60% AMI units to be under one roof.
- Will the units look same in both buildings?
 - Identical
- Comment - only have division and north, two major streets - really consider traffic patterns, bikes, scooters, cars - consider traffic carefully
 - Supplement - 7 parking spots in 7 story building
- How are parking spaces allocated?
 - 1st come, 1st serve
 - Rental so spaces will turn over
- Utilities?
 - All electric
 - Affordable - charted out by City of Chicago ordinance, not CHA low income
- No Parking in 7 story units - how many units in that building?
 - 51 units and 7 parking spots
- Considering Goose Island Project - how global is the approach regarding transportation?
 - Excited about other plans, wild mile
- Randall asked if everyone had enough info or what addtl needed?
 - More transportation study details, dens
 - Breakdown of unit layout and rendering
- Thanked for coming out, tough time of year. Happy Holidays
 - NNUP to create survey for additional questions/feedback