



**Near North Unity Program (NNUP)  
Membership Meeting MINUTES  
6:00 pm - 7:30 pm  
Monday, February 25th, 2019**

**Cornerstone Center, Leslie Hall  
1111 N. Wells St.**

**Welcome & Introductions**

- **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.
  - Randall asked attendees to introduce themselves to someone they have not previously met
  - Randall reviewed NNUP's vision statement

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**Minutes**

- Community 'Spotlight'
  - Maple Pointe Renovations
    - Standard Companies - Jennifer Aloisio, Robert Koerner & Mike Johnson
    - Indigo - Myel Lassiter & Jacquees Whatley
      - Randall introduced Jennifer to the podium - Standard recently purchased Maple in October of 2018
      - Thanked the Maple Pointe residents for attending
      - Preserved affordable housing at Maple Pointe for next 30 years
      - Weis builders doing renovations
        - Amenities, business center, fitness center, interior renovations (finish board)
        - Paint color feedback changed per resident feedback
      - Unit on property for display - Open house on Wednesdays, 9am to 5pm - stop by the office for tour
      - Holiday party - great success
      - Resident Services partnering with NNUP
      - Questions -
        - Resident age requirement? different programs, project based, CHA, low income housing tax units - different qualifications
        - Will taxes increase? Low income housing tax program - will get raised if increases associated with the program through IHDA (Illinois Housing Development Authority) occur
        - Is there a flyer for 150 W. Maple Pointe? Will get information out
        - How many CHA units? 114 - get on waitlist, just reopened and request Maple Pointe list, just opened Feb. 1st
        - How many total units in building? 333
        - How big are units? All one bedroom, average 560 sq ft.
        - Senior citizen units? 55 and older, 60 and older
        - What about the new grab bars in bathroom? 1st phase involved valve replacement with tub surround and grab bars. Grab bars compliant with higher weight capacity up to 800 lbs compliant with building code.

- Are there ADA compliant units? Yes, can make apartments completely handicap accessible - full access of apartment
  - Chicago Housing Authority (CHA) Update
    - Ahlam Khouri, Development
    - Randall invited Ahlam to the podium to provide an update on CHA properties in the community
      - Near north high school sit
        - Demo activities late spring
        - Developer will need TIF for redevelopment activities and currently no TIF funds are available. The CHA is working to extend the TIF life for an additional 12 years, necessary documentation was submitted to IL legislature. Hopefully the TIF will get extended May or June this year.
        - The LAC CDC is a partner with the developers at the NNHS site and Oak and Larrabee, sharing in developer fee and cash flow (Consent Decree sites)
          - 50% partner at the NNHS site (Clybourn and Larrabee)
          - 26% partner at Oak and Larrabee site
        - Oak & Larrabee - Brinshore-Michaels deal
          - submitted IDA application
            - First phase is 90 units, of which 38 are public housing, 15 are affordable, and 37 are market rate.
            - 78 unit six story elevator precast building and a 12-unit 3 story walkup building
            - Hope to close by end of 2020
        - Row Houses
          - Working on a timeline to issue the RFP to select developer and go through Section 106 historic process.
          - Parkside final phase - Holsten is here tonight to present the project - hopefully closing in May
        - Gatreux - Cabrini Consent Decree and Agreed Orders in place - doesn't change too much at the site.
      - Questions -
        - TIF money being used? Yes, will require TIF assistance
        - Will the LAC be involved with RFP? Yes, had several meetings and comments have been incorporated
        - What's the Section 3 utilized plan and CHA contractors?
          - All developers have to meet CHA's Section 3 requirements.
        - How identifying local based contractors?
          - Will work with CHA Section 3 Department to identify qualified businesses.
        - Is there a timeline for getting people out? Tear down?
          - RFP only for vacant site, does not include occupied units
          - CHA will work with historic preservation parties to come up with a plan that is financially feasible
            - There will be some level of preservation
            - So much vacant land why move residents from the occupied units when so much land that still needs to be developed.
        - Is Charles Smith involved with architecture?
          - Yes, at Parkside 4 Phase 2
- Lincoln Park Community Services (LPCS)
  - Jen Kouba, Director of Community Engagement
    - Organization serving adults experiencing homelessness
    - 1 year after breaking ground nearing completion

- 20 permanent supportive units; residents will come from the CHA waitlist. 4 are ADA compliant
    - 300 sq ft units: include kitchenette, private bathroom, and Murphy bed to maximize space
      - Humble design & CB2 are top partners among many helping to furnish the facility with in-kind donations
    - Back building - includes LPCS Interim Housing Facility, Staff offices and will eventually offer drop in services
      - Drop in will provide laundry, showers, case management, and meals for our most vulnerable neighbors
    - Increasing Interim Housing from 35 to 48 beds to include 24 male identifying to 24 female identifying
    - 96% of fundraising campaign met
    - Xfinity is a top donor to help make a tech learning lab possible for the guests and create a large mural for the exterior by artist Sam Kirk
    - Homelessness Monologues - Goodman theater - guest and graduate stories told onstage
      - \$25 refreshments & treats
    - Building completion in March and most likely move in this April
    - Metamorphosis, Spring Gala March 29th at New City
    - LPCS.org for more information
  - Interim Housing will be coordinated through the City of Chicago integrated housing waiting list
  - Cabrini residents - Support they could provide, work with Deborah's place
- Parkside Development Final Phase
  - Holsten - Andrea Keeney, Senior Development Manager
  - Landon, Bone & Baker Architects
  - Smith & Associates - Charles Smith, Architect
    - Work with all partners in community, mix of affordability in community, CHA and BPI, mixed income, affordable, CHA & market rate.
    - Andrea reviewed 1st and 2nd phases that have been built.
    - 88 townhouse units
    - 7 story mid-rise structure
    - Two 3 story walk up buildings as well
      - 56 for sale listed by @properties
  - Charles - spoke on how addressed Near North Quality of Life Plan and Design Guidelines
    - See presentation for rental and for details
  - Joe spoke about the walkability of the community, parking on streets and bringing the people back as well
  - Dog park development, private open space for single family homes, playgrounds, parks, community gardens, outdoor shared gas grills
  - Opportunities for Employment - anticipating 140 construction jobs, 5 permanent jobs (site management)
    - Section 3 commitment - 10 jobs, general contracting - provided list to LAC 40% partner in development - have to go through CHA online portal for hiring
      - Get individuals to enroll in CHA Section 3 and identify as Cabrini residents
        - Will sort to provide preference
      - Business requirement - 26% requirement that businesses are Section 3
    - Sales trailer - open Thursday through Sunday
  - Rental units have back porches and parking spaces
    - See presentation for details
  - Sustainability features - meets planning department requirements
    - Enterprise Green Communities - Certified and Energy Star certified
- Questions -
  - Regarding the two churches near the property, is there a plan?
    - Privately owned - Wayman has been on the market - believe the contract fell through
      - Holsten has had discussions with both churches

- Construction worker parking? Big issue for residents - parking already bad.
      - Matthes Construction - 3 ½ city blocks - will happen in stages
        - Will use fields/vacant lots to park on, no street parking
    - A lot of proposed units - marketability? Is there any retail opportunity?
      - Retail opportunities at 545, 511 division, - need parking, opportunity for retail is along division - this site, residential better use.
        - Placemaking opportunities? Parkside at OldTown
          - Community Member Comment - Labeled Oldtown on Cabrini Green land
          - Comment - stick to plan and be consistent
    - Comment - thank you for building 4 bedrooms, true partner to CDC and LAC, support local initiatives in community - will do right by Section 3
    - Question - Townhomes - start at 650K expensive to get back into neighborhood. Anything available under 400K?
      - Couldn't get numbers to work on condos.
      - Townhomes allow to build large building size units, affordable sales programming
      - Struggled for 3 years to bring in affordable market price units
        - Nothing in the middle - affordable units for sale in first phase 120% of AMI, don't have financing available to do now
        - 52, 3 bedroom units for CHA
        - TIF involved in project - don't want to see 450K unit too much subsidy
          - A lot of layers of requirements
      - Statement - development on Cabrini land - governed by CDC and Govt - Fed. Consent decree - right to return, gentrification happening.
        - Alderman commented - Taxes here are very high 11k to 40k
          - Taxes will drive mortgage up, townhomes assessment fees
            - Condos may set affordable individuals up to fail - easier to set up affordable in rental situation
- Proposed Development at 933 N. Orleans St.
  - Daniel Box – Project Attorney
  - Alan Leskiv – Project Architect
  - Ihor Shvetsov – Contract Purchaser and Developer
    - B32 to B33
    - 9 unit all residential building - -TOD
      - 5 parking spaces
      - 20 ft. rear setback vs. 30 ft. set back
    - Employment opportunities - Will hire from the community for construction
    - Affordable housing - current zoning not required for bldg. With only 9 units
  - Question - intention to build only 9 so not have to do affordable - limited by space, can do because of TOD, private land and private financing
    - Hiring - how do you plan to reach out & find workers - Union or non union - non union!
      - Advertising through the alderman's office, and community organizations
    - Alderman - Built previously on Division st., hire security with Al Carter previously, and snow removal - work with Near North Unity Program (NNUP) / CEC Employment?
  - Q - how big are the units?
    - 1650 sq ft.
  - Q - parking TOD?
    - Closes public transit - Chicago stop on brown & purple
  - How determine who gets parking?
    - Still deciding
  - Rental or For sale?
    - Still deciding
  - Comment - this development is just for you, what it's all about - no thought about the community
  - NNUP Guidelines - have you looked at it? How have you addressed the concerns?

- Height, density, familiar with design requirements in line with the guidelines
  - What did you hope to show via the Design Guidelines?
    - Sharon stated worked with them for over a year, 3 versions and this is the version they chose to present
  - Hiring ?
    - Comment - local is a must especially if doing it non union
- Millennial Mart - Liquor Moratorium Lift Request
  - Tapan Shah, Owner
  - Shailabh Shah, Manager
    - Arrived in community in June 2017
    - Current moratorium on package liquor sales
    - Located at 848 N. Orleans, Orleans & Chestnut
    - Identified need for alcoholic beverages - building residents requested alcohol, fine wines and local Chicago beers
    - Safety - Electronic lock like a safe for alcohol beverage containers - only authorized person can open. Willing to work with community regarding hours of sale, no half pint sales, something nice to share a drink with friend.
      - Opportunity to apply for license - lifting moratorium first step
      - See presentation
  - Q - moratorium - what is the reason - Alderman pros & cons? Includes whole block...a lot of retail on the block
    - Alderman - moratorium on whole ward
      - Some areas had liquor store on every corner
      - When you lift a moratorium it affects 2 block area
        - Once a store receives a license the moratorium can be put back
          - One person get license - put back, can't lift again for 2 years
          - Gives community input/power on where they want liquor sales in their community
        - Previous areas have lifted - Goddess & Grocer, Jewel, Marianos,
      - Move store - can put moratorium back - only way to transfer is to sell corporation
        - Q - Store hours?
          - Only open to 8 am to 8 pm
        - The Alderman suggested a plan of operations with City to make an agreement with Liquor commissioner. Specify details of liquor sales and store hours, i.e. certain type of alcohol
          - Comment - Support idea - walkability - would be beneficial to the communities, 2) know Tapan - good business owner
          - Comment - it's good for the community as a lot of working professionals work late. Thanked the Alderman for the background information on moratoriums and how they work
      - Q-
      - Catch people on the rebound - hard to attack people - CBA - Community Benefits Agreement

## Announcements

- Suggestion Box at the check-in table - please feel free to drop off suggestions for NNUP
- Mar 14 - Seward Park Advisory Council Meeting, 375 W. Elm, 6:00 pm
- Mar 19 - Stanton Park Advisory Council Meeting, 618 W. Scott St., 6:00 pm
- Mar 19 - NNUP Safety Committee meeting, 1111 N. Wells St., Ste. 301, 10:30 am
- Mar 20 - 'Coffee with the Commander', Starbucks at Oak & Rush, 9:30 am
- Mar 25 - NNUP Monthly Meeting, 1111 N. Wells St., Leslie Hall, 6:00 pm
- Mar 28 - NNUP Youth & Families meeting, Capital One Cafe, 1538 N. Clybourn, 11:00 am