



**Near North Unity Program (NNUP)  
Membership Meeting AGENDA  
6:00 pm - 7:30 pm  
Monday, March 25th, 2019  
Cornerstone Center, Leslie Hall 1111 N. Wells**

**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.

**AGENDA**

- **Community 'Spotlight'**
  - Old Town Merchants and Residents Association
    - Sam Waldorf, Marketing and Membership Coordinator
      - Liaison between biz neighbors and govt.
      - Oversee SSA (special service area)
      - Programming throughout the year
        - Nites out
      - Q - do you plan to extend past Hill
        - SSA - just extended into hill this past year
      - Q - private security for businesses
        - Yes
        - Hours - evenings Thursday through Sat.(restaurants & bars)
        - Day - for retailers - hours random
      - Membership
        - Goto oldtownchicago.org
          - Membership info
          - Can serve on committees
- **Chicago Park District**
  - Jordan Losiak, Center Director - Jesse White Community Center
    - Jesse White community center
      - Introduction - 412 w. Chicago ave.
        - Classes
        - Night out in parks
        - Clean up, seed planting and
        - Spring programming starts next week
        - Day camp is in 2nd year 9:30 to 3:30 ages 6 to 12
        - In person reg 4/29 at 9am
      - Q - Exercise programs
        - Next week starts circuit training and tone stretch and balance
          - Mondays
        - UIC fit and strong at STanton
      - Q - Durso park?
        - Playground upgrade

- Michael Lange, Project Manager - Planning and Construction
    - Future Near North Park
      - Park 598
      - New park located on Iarrabee north of Near North high school
      - Plan for transformation and development zone plan
      - CHA transferring to Chicago Park district
      - Hosted number of community meetings
        - Program, goals and objectives of community
        - Site plan developed
        - Park space - passive, green natural
        - Walking path
        - Place for kids to come and play - playground
        - Dog friendly area - north end of property
          - Have to work with CTA to extend under EI
- Q - Where located?  
South of CTA brown line tracks
- Q -
- Seward Park Renovations
  - Playground park almost 20 years old
- Smart911 Program
  - George Liebenritt, 911 Training Staff
  - Andrew Johnson, 911 Training Staff
- City started last fall
  - Attach to any phone numbers
    - Enter profile info
    - Call from that number and your history will
  - Cell phone number
    - No name and 4-5 block radius
    - Place address in profile
    - Have a place to start - get a better location
    - Can put pictures in - id capability
      - Kids
      - Elderly disabled
      - Missing person report
    - Can enter kids, parents, car information
    - Concern - animinity
      - Separate from CAD program
      - Can be anonymous, wipes phone number
      - Only pull what you need
    - Concern - protect information
      - A+ rating from gov't
    - Can text through program
      - Stroke
      - Laringitis
      - Etc.
      - Holds the same legal weight as conversation
      - Deaf or hard of hearing
      - Victims of domestic violence

- Can put pet in profile too
    - Give heads up to responders that pet has issues with men, etc.
  - Medications
    - All in one place - time saver
  - Q - Take step by step
    - 5 mins to set up profile
    - System paid for by taxes
    - 10,000 profiles setup thus far
  - Q - presentation at senior buildings?
    - NNUP happy to bring over chrome books and setup a registration day
  - Q - AT&T no landline service by 2020 - what types of phone?
    - Any phone any phone number
- Proposed Development - Fremont Square
  - Chris Siavelis, CRM Properties Group, Ltd.
  - Jeff Malk, CRM Properties Group, Ltd.
- Background and history
  - Retailers to community - strongest retail corridor in the city
  - Dramatic shift in lifestyle - amazon era
  - Unique position to stabilize area = residential
    - More people full time
    - Triangle Distinctive self contained yet connected
    - Completely redevelop twice
      - Real stakeholders
      - Long term success = do things right, honest care about projects build
      - 20% affordability onsite - proud - set new standard
        - High quality inclusive affordable housing in the city
        - 10% at 100% AMI (48 units)
        - 10% at 60 % AMI (51 units)
          - See slide for breakdown
      - Community benefits
        - Safety, activated streetscape
        - Job creation - construction
  - Timeline Slide
  - Jobs - see slide
  - Riverwalk - whole foods 3 mil/Urban rivers/sidewalks/street lighting
  - Not flipping
- Survey Questions
- Chris Siavelis
  - Comments grouped responding as categories
    - Traffic - North ave. has congestion
      - Major east/west street = traffic study
      - Based on industry data projected Impact is less than 2%
        - City add paved marked crosswalks
    - Parking - loss of public parking for retail specifically
      - 64 spaces currently - still allocated to retail
      - 195 space residential - adequate
        - 10% dedicated to affordable free of charge, 60% AMI units

- Redline train
  - Crowded during rush hour
    - Ridership at north & clybourn
    - Down but fluctuation - no dramatic shift
      - Key - ranks 8th in ridership
      - Last for all stations south of Sheridan
- Zoning Height
  - Bundling for higher FAR
    - C3-5 now - grouped
    - Reason can provide 20% affordable onsite in pilot program
- Residential Buildings
  - Two building scenario
    - Kingsbury 60% ami - financed through IHDA
    - Freement 100% AMI in tower
      - Worse case scenario - no collateral scattered throughout
- Wild Mile Open Space
  - Urban Rivers first to engage
    - Continued to work with them
  - North branch modernization = Wild Mile Project
  - Continue to participate - friendly to river and community
  - CDOT pedestrian bridges from triangle to Goose island
- Parks
  - Where's the open space?
    - No room to build park
    - Continued involvement of Wild Mile - Urban rivers - signage
- Rideshare
  - Uber/Lyft
    - Where dropped and picked up
      - 20 foot private driveway
- Q - why isn't there more affordable housing?
  - 20% under ordinance
- Q - Middle class = disappearing soon couple together 80K annual too much, middle class being pushed out
- Q - CRM vested in community - Will you update 2010 Halsted plan and work with other developers to update plan and provide vision?
  - Yes, participate with other property owners - yes
- Statement - very expensive in the area, family moved away because of cost. Maybe opportunity to come back to the area.
- Q - Kitchens - looking forward to installing / working with CRM
- Q - How long rent sustained
  - De-restriction for 30 years + affordable required
  - Committed not to sell
  - City of Chicago dictates affordable rates
- Q - Doing even though don't have to?
  - Ald. Ordinance - usually can buy out - in 27th ward cannot
    - Build onsite or build off site (west side)
    - Median income is metropolitan area average

- Increased so affordable rents increase (includes suburbs)
- Land trust registered with city and stays affordable for 30 years
  - HUD or CHA 30% AMI - this is not.
  - More affordable - even in west loop - hopefully can change ordinances to bring it lower than 60%
  - Affordable dignified, same as market rate, offsite on westside no amenities.
- Q - Free parking?
  - Raised 5% , free parking went to \$100/month, what assurance can you give that parking will remain free? And remain fee free?
    - Recognize 30 year company, care, take extra step to do right
- 2nd time presented to Near North community - any additional questions?
  - Q - Property taxes? Paid 100 % by landlord
    - Rental
  - Do you accept programs? Plus care, sect. 8
    - Yes - fair housing
  - Q - amenity breakdown?
    - Has more amenities in Kingsbury in terms of units
      - Access between buildings
      - Parking - construction cost primarily in Fremont building
      - Tenants can use either buildings amenities
  - Q - When will construction begin?
    - Under 1 year away, 18 month project
  - Q - north ave. construction alleviate
    - Work with community

## Announcements

- **Suggestion Box** at the check-in table - please feel free to drop off suggestions for NNUP
  - Apr 3 - Community Policing Strategic Plan World Cafe, Park Church, 6:00 pm
  - Apr 11 - Seward Park Advisory Council Meeting, 375 W. Elm, 6:00 pm
  - Apr 16 - Stanton Park Advisory Council Meeting, 618 W. Scott St., 6:00 pm
  - Apr 16 - NNUP Safety Committee meeting, 1111 N. Wells St., Ste. 301, 10:30 am
  - Apr 17 - 'Coffee with the Commander', Park Church, 1001 N Crosby, 9:30 am
  - Apr 23 - Wild Mile Week, Chicago River between Chicago Ave. & North Ave.
  - Apr 25 - NNUP Youth & Families meeting, Capital One Cafe, 1538 N. Clybourn, 11:00 am
  - Apr 29 - NNUP Senior Summit, 1111 N. Wells St., Leslie Hall, 1:00 to 5:00 pm
  - Apr 29 - NNUP monthly meeting, 1111 N. Wells St., Leslie Hall, 6:00 pm

***NNUP's Spring Celebration coming in May - stay tuned for details!***