



Near North Unity Program (NNUP)
Membership Meeting NOTES
6:00 pm - 7:30 pm
Monday, June 26, 2023

In Person Meeting
Cornerstone Center, 1111 N Wells

Welcome & Introductions

- Review Question and Answer Guidelines

AGENDA

- Chicago Police Department
 - 18th District CAPS
 - Officer Peggy Benz (Canine and Animal Care)
 - Officer Benz presents details about MCC7-12-030 Ordinance Animals shall be restrained. Copies of the ordinance were passed out at the meeting. Fines vary but can be \$300. Also if your dog bites someone you could have a civil lawsuit. People have been injured just from off leash dogs tripping up runners.
 - Call 911 if you feel threatened or if bitten.
 - You can report verbal assaulted, if touched report battered, or there can be a vicious animal report filed (often only used if the dogs bites someone)
 - Dogs need to be registered at the city to use dog parks.
 - She speaks about the importance and necessity of dogs staying leashed when in public unless they are in a designated dog friendly off leash area.
 - Told stories of off leash dogs getting away from their owner and then being hit by a car on Lake Shore Drive. Spoke of the trauma for the owner, the responding officer, and the trauma the owner of the car felt from hitting the dog.
- ONNI Group - Zoning distance reduction for any affected/restrictive institution within 100 feet. Asking for the ability to serve liquor and food at the 6th floor outdoor pool deck inside the building at 228 W. Hill street.
 - Paul Purewal, Director of Development
 - Billy Caruso, Director of Food and Beverage
 - Daniel Rubinow, Attorney
 - Hours of operation limited
 - 2-9 pm weekdays, 12-9 pm weekends - seasonal
 - No renting out of space.
 - For tenants of the buildings who use the pool so they can be able to buy something to drink and eat when on-site.
 - People now can bring their own drinks to the pool if in appropriate containers.

- Showed pictures of the area of the pool and where the bar would be located.
 - Vote taken to approve the request. Alderman Burnett present.
 - 34 in favor, 0 opposed
- Chicago Housing Authority
 - Parkside Development, Final Phase Update
 - Ahlam Khouri, CHA Director of Development Management
 - Irene Burke, Senior Development Manager, Holsten Management
 - Presentation given to outline details about the new site plan for the development of the final phase of mixed income units at the Parkside.
 - Lot across from the Ogden Jenner School, next to Wayman Church.
 - 99 units - 34 market rate.
 - Anticipate closing to get site by end of 2023 and construction could be completed by 2025.
 - There are several Walk up buildings and a 8 story building with a community room.
 - There will be a play lot and a dog park.
 - Discussion about CHA's commitment to meet Section 3 hiring requirements for contractors and subs.
 - CHA acknowledged they may have been able to do better in the past but have systems in place now to make sure community members are hired for jobs. There is a utilization plan that will be reviewed and monitored to make sure the Section 3 commitments are kept.
 - There will be Job fairs.
 - Post jobs with people like NNUP and the Cabrini LAC.
 - Residents wanted to acknowledge the pre and post security contracts that had previously been given out to the community.
 - Holsten has been a good partner with the community.
 - Cabrini CDC is a 40% development owner in the project so they will also make sure commitments made are commitments kept to the community.
 - Residents at the meeting asked about the BGA findings that illustrated CHA has not been doing a good job at bringing jobs and housing to the community. Those in attendance questioned where and how BGA got their numbers for their report.
 - Alderman Burnett, Ahlam, and Maurice Edwards from Cabrini LAC/CDC spoke at the meeting to address community concerns as well.
- Near North Side High School Site (Clybourn and Larrabee)
- <https://www.pennrose.com/apartments/illinois/clybourn-larrabee/>
 - Torrey Barrett, Principal, Imagine Development Group

- Fred Spencer, Principal, Imagine Development Group
 - Bill Williams, Principal, KMW Communities
 - Aaron Spiering, Senior Design Manager, JGMA
 - Kirk Albinson, Senior Developer, Pennrose
 - Liz Peterson, Associate Developer, Pennrose
- Members of Penrose (who work with the Hunt Group) and Imagine Development present a Powerpoint with a revised plan for the development of this site at the Near North High School located at Clybourn and Larrabee in Chicago.
 - Present a new building mix and strategy for the site.
 - 560 units on site.
 - Community is shown a slide with what the mix of affordable, CHA, and market rate units will be at the site.
 - Preparing to submit a HUD financing application.
 - Estimated completion date 2028.
 - Residents are told they can go to MyClChicago.com for more information and to submit questions and comments about the development.
 - Developers want to make sure Residents know this is early in the development process and they welcome community input.
 - Local Near North Residents had previously expressed concerns about an old development plan for this site that had a large tower anchoring the development at the corner of Clybourn and Larrabee so the development team has removed that tower and reimaged what the site could look like.
 - 6 acre site.
 - Developers were asked questions about the height of buildings.
 - Outside perimeter of the site will have buildings that are 80 feet or 8 stories
 - Inside the central area of the site the building will be slightly higher at 10 stories. More density in the center of development.
 - Looking to have 250 parking spots external on site.
 - Will look at water run off for the site and parking lots.
 - Residents suggest looking at the landscape so as not to have too many trees that shade the light. They ask about terracing and thinking about ways to make the landscape usable and interesting. Make sure there's proper lighting.
 - TOD Transit Oriented Development.
 - There will be a traffic study.
 - Retail development will be along Clybourn.
 - Residents ask what kind of retail and if there will be a daycare on site.

- There will be onsite management at the rental buildings that will be built here.
- There is phased development at this site.
 - Phase one infrastructure at the Ogden and Blackhawk extension along with the Home Ownership piece of the site.
 - The Home ownership piece is being worked out so the units can be affordable and accessible to the broader community. If townhomes the costs could be maybe a million dollars, market rate, but if the for sale units were duplex or simplex maybe more units could be created to lower the cost of purchase.
 - For purchase units will have parking.
 - Alderman Burnett talks about the cost of high taxes in the area and how that affects people's ability to purchase.
 - Residents asked how they will be able to purchase a home. Will it be through the CHA homeownership program? How will homes be affordable?
 - There will also be 248 rental units in the later part of Phase one.
 - Residents are very concerned about the Ogden street extension. Suggest to look at if the street could be pedestrian friendly. Don't want fast and excessive car traffic on the street. Worried about children and bikes.
 - This street already is a well traveled path that connects the residents with businesses and activities across Clybourn.
 - Phase two will be along Clybourn and towards the center of the development where there will be more rental units.
 - There will be several landscaped interior plazas on the site for residents and others in the community to enjoy and gather at.
 - External parking lots on site.
 - There will be two large tanks underground to address any water runoff issues from the property.
 - Residents were worried that with more concrete on the site what would happen to all the water when it rains.
- Residents asked questions about the General Contractor and who will get the construction contracts.
 - It is a Competitive bid process for the construction contract that has yet to occur.
 - Could be GMA and Pepper Construction if they win the bid.
 - Residents asked how much would a contract be for the building of the properties and the answer - may be about 120 million for the first two buildings.
- Residents asked when putting amenities into property to remember not only the little kids but also the teens in the area who have limited access to things to do in the community.

