



Near North Unity Program (NNUP)  
Membership Meeting NOTES  
6:00 pm - 7:30 pm  
Monday, May 20, 2024

In Person Meeting  
Cornerstone Center, 1111 N Wells

## Welcome & Introductions

- Review Question and Answer Guidelines

## AGENDA

- **Introductions**
  - **Cook County Commissioner Bridget Degnen's office**
    - **Gavin Rosengarten, Community and Constituent Outreach Coordinator**
      - Spoke about County services and how the 12th District office can help with appealing property taxes with the county. There will be a reassessment in Chicago.
      - Sept 14th there is a festival in LaBaugh woods.
      - Com. Degnen is involved in the environmental work at the county, especially on use of single use plastics.
- **Old Town Neighborhood Foundation**
  - **1421-1445 N Orleans Park Update**
    - Jennifer Trembly
    - Grant from Senator Figenholtz \$150000 total \$300000.
    - 4000 square feet of park space with space for dog park.
    - June start, estimate 6 weeks to complete.
    - Park creation has been in progress for a long time. Lakota is the developer. Will have to clean up the area and do planting.
- **1427 N Sedgwick Approved Development**
  - Nick Ftikas, Attorney
  - Leo Razko, Developer
    - 6 story, 23 unit building, with 10 parking spaces. 85 1/2 foot tall.
      - 3 units on the first floor (smaller), every floor above has 4 units per floor.
        - Do units on the first floor have windows, yes.
      - 2 bedroom, 2 bath 7 - 900 sq foot.
      - 5 affordable units.
      - Roof access.
    - Driveway in the front, drive down into parking.
    - Unsure if condo or rental.

- Conversations about what the previous approval process was on this project.
- **505 and 515 W Elm the Wayman Church Property**
  - Agnes Plecka, Attorney
  - Cabrini LLC, Developer
    - John Hanna, Architect
    - Oris Girchak, Owner
  - Powerpoint given that outlines details of the project for both 505 and 511 W Elm.
    - Permitting
    - Spring 2025 start, end in 2026
    - Discuss zoning variance between buildings 505 and 511.
  - Restoration of the 505 W Elm the old Wayman church, the exterior will be restored and this building will be rehabbed inside and have 7 units. This building is Orange coded by the city which means any proposed demolition must be reviewed.
    - Discuss if any of the old stained glass or the Wayman cross and sign can be conveyed to the community for historical preservation.
    - This building will be Condos 3 bedroom, 2 bath 1800-2100 sq foot at \$700-750,000 per unit.
  - New building 515 W Elm will be built trying to have a look that goes with the Wayman building will be brick and glass and have 12 units.
    - This building will be Condos 2 bedroom, 2 bath 1100-1200 sq foot at \$500-550,000 per unit.
  - Show the Near North working group.
    - Buildings and the adjacent partial lot are now vacant, development of the property will generate taxes for the city.
  - Discuss adding security cameras.
- **May 21 - Stanton Park PAC meeting, via Zoom, 6 pm**
- **May 27 - Memorial Day**
- **June 13 - Seward PAC meeting, 375 W Elm, 6 pm**
- **June 18 - Stanton PAC meeting, via Zoom, 6 pm**
- **June 24 - NNUP Monthly Meeting, 1111 N Well, 6 pm**