



**Near North Unity Program (NNUP)  
Membership Meeting NOTES  
6:00 pm - 7:30 pm  
Monday, March 30, 2026**

**In Person Meeting  
Cornerstone Center, 1111 N Wells**

**Welcome & Introductions**

- Review Question and Answer Guidelines

**AGENDA**

- **After School Matters**
  - Seneca Coley, Communications Specialist
  - Mallory Zapata, Communications Manager
    - Give update about the Spring programs.
      - Summer Session opening.
      - Participants get a stipend or get paid an hourly rate
      - \$17.50/hr for over 16 and \$480 stipend 14-15 ys old
    - April 24th Sneaker Ball at the 1065 N Orleans site.
- **Holy Family Church**
  - Women's History Month Project, Pastor Dr. Klaus-Peter Ada
  - Pastor Klaus discusses the history of the formation of the Holy Family Luthern Church on Hobbie street.
    - 1962 founded as a church of African Decent in area of Cabrini on Hobbie street.
    - Christ Painting is Church is the Christ of the Civil Rights
      - Painting of Jesus's Face is a composite of Malcolm X, Martin Luther King, and Fred Hampton's face.
      - Work of Praying for African American Women who are upholding democracy. (Fani Willis, Katanji Brown Jackson, etc.)
        - Sent letters to acknowledge prayers and good intentions being sent.
- **1247 N Clybourn (Present for community vote)**
  - This is the second time this Developer is presenting at a NNUP meeting. The last time presented was Sept 29, 2025. The Development team was asked to talk to the neighbor and the Alderman before coming back to present again to NNUP.

- They do not own the land. They represent the owner of the property and will buy and develop the land.
  - Ihor successfully developed a similar property at 500 W Division street.
- Ihor Shvetsov, Developer/Applicant
  - Nick Ftikas, Attorney
- Vacant lot at 1247 N Clybourn to be redeveloped into a 6 unit 3 story building. There is an occupied building on each side of the vacant lot.
    - Three parking spots in the rear of the building.
    - Zoning change request M1 to B2-3
    - Lot is M1 Manufacturing zoning - address used to be a tavern a long time ago residents say.
    - The Front Set back for the building is the same as other buildings on the street.
    - Lot size is 24x115 ft
  - First floor units are duplex into the basement.
    - Proposed rent is \$2000-2500 simplex or \$2500-2600 duplex.
  - The neighbor to the north of 1247 N Clybourn presents opposition to building this type of structure next to his building.
    - He presents his viewpoint including obstacles he sees to building on that site.
    - Meeting attendees ask if the neighbor is an engineer and he says he is not.
  - Contentious meeting, that varied from standard NNUP meeting protocol of a mediated question and answer period that contains the construct of “one question and one follow up question”.
    - The meeting was overtaken by the opposing neighbor.
    - Vote taken and the community did not recommend the project.
      - Some attendees after the meeting communicated they were intimidated and afraid to vote at the meeting.
  - At the meeting the city process that occurs when new projects are presented was recapped:
    - First step, ask for a Zoning Change: Zoning change is the initial step to start this development process and see if the proposed type of 6 unit - 3 story development fits with the area’s current and proposed new construction.
    - After Zoning Changes: The Developer presents his building structure plan to the Planning Department for review, then the Department of Planning evaluates the building design, the site, and the construction process and they evaluate what structure can be safely built on this site.
      - There could be many changes to the building design in this planning process.

- **Community Updates**

- **April 2 - Workforce Outreach Event, 1901 Project, United Center, 1901 W Madison, 10 am**
- **April 3 - Good Friday Walk, Seward Park start, (3:15 leaves park), walk 3- 5 pm**
- **April 4 - Community Easter Egg Hunt, Seward Park, 375 W Elm, 10 am - 12 pm**
- **April 9 - Seward Park PAC meeting, 375 W Elm, 6 pm**
- **April 18 - Earth Day Clean-up Seward Park, 375 W Elm, 10 am**
- **April 21 - Stanton Park PAC meeting, via Zoom, 6 pm**
- **April 27 - NNUP Monthly meeting, 1111 N Wells, 6 pm**