



Hollywood-North Park Community Association

Serving Our Neighborhood Since 1951
PO Box 59285 Chicago Illinois 60659
www.hnpca.org hnpca1951@gmail.com



Community Forum: Proposed Zoning Change

Tuesday, May 15, 2018 at 7:00 PM

Albany Park Community Center, 5101 North Kimball Avenue, Chicago, IL

Please sign in at the check-in table if you have not already done so. We'd like to stay in touch!

AGENDA

I. Welcome

- A. Albany Park Community Center (Victor Dufour) - Center is launch point for diverse individuals with a mission to serve individuals in the community by educating and supporting them as they establish their path.
 - 1. Claire, Tutor Coordinator for APCC. First jumping off point for people arriving in the country, city, etc. One way we help is through education. Volunteers can help with tutoring programs on diverse topics. Evenings and weekends available to serve.

- B. Hollywood-North Park Community Association (Andrew Johnson)
 - 1. Year long process to reorganize organization took place in 2017.
 - 2. Mission challenges the board to support, facilitate, and amplify the activities and concerns of the neighborhood.

3. Some of the work community members are doing under the umbrella of HNPCA include
 - a) North Park Community Market starts this Sunday at Peterson 10-2
 - b) Hate Has No Home Here
 - c) Scholarship Fund
4. Next Quarterly Membership Meeting, Thursday June 7th, 7:00 PM at Northside College Prep, 5501 N. Kedzie.
5. Additional guests tonight and summary of topic:
 - a) Dana Frtiz representing Alderman Laurino's Office, Rita Howard representing O'Connor's office. HNPCA encompasses parts of the 39th and 40th Ward
 - b) B3-2 Zone changed to B3-5 goes before City Council Committee May 22, 11:00 AM at City Hall, 121 N. LaSalle Dr
 - c) Chair is Daniel Soliz and Margaret Laurino is a member of the Zoning Committee

II. Description of the proposed project (Jonathan Lunn, CSE Development)

- A. Developer previously built storage facilities in both 19th Ward (O'Shea) and 41st Ward (Napolitano) which required zoning change. Proposed site already allows for storage facility, but size restrictions make the project not economical.

- B. 9 Million dollar project, 7 stories, climate controlled, computer controlled lighting, office, interior loading dock, geared to residential use, service to community. Car access through parking lot to south of building to prevent users from blocking traffic. [AJ: 7 stories was the original proposal; O'Connor negotiated him down.]
- C. In the 2 mile range surrounding proposed location referred to as "Trade area" there are 220,000 residents
- D. Stresses site location selection included choosing sites that do not fit other needs e.g. residential. Proposed site backs up to the bus depot which developer claims often has multiple running busses.
- E. Negotiations with Alderman's office have already resulted in a reduction in size with the proposed project being only 10 feet taller than the structure across the street (a residential, condo building)

III. Community response to the project (Michael Stonacek, North Park resident)

- A. Resident of 43 foot building across the street from proposed location.
- B. Less than 2% of buildings in city zoned as B3-5
- C. There are no other B3-5 zones in the surrounding area, no other buildings this tall.

D. Building is out of character with the neighborhood. Negatively affect quality and character of North Park

E. Saturation of the market not a point in the neighborhood

IV. Public comment and Q & A

Please be civil and concise. Comments will be limited to 2 minutes maximum. Follow-up questions will be allowed at moderator's discretion.

1. Resident: What uses for building if economy doesn't support this addition to the neighborhood? *Developer: Last recession, self storage did better than other market segments. As an example business that close store inventory. Developer refused to answer the specific question for alternative uses.*
2. Dougy Nystrom, FB group moderator, resident since 1966: Referencing Toyota Dealership, the building proposed is the same size in a similar neighborhood (low-rise). *Realtor states Toyota building is substantially taller at 60 feet high.*
3. Resident: What is the rate of use of other storage facilities in area? Who in neighborhood did representatives from the Aldermanic offices speak with? Did the Aldermanic offices communicate with one another as this development in particular affects 40th ward despite being in the 39th Ward? *O'Connor's rep states the Alderman spoke with Laurino's office. Laurino's office confirms conversation happened between two alderman's regarding the project before tonight's meeting was scheduled. Neither office held public meeting/comment period regarding proposal. Developer states regarding supply and demand in America 7 feet of storage per capita. 38 billion dollar, thriving business that pays 5% dividends. In Chicago per capita 2 feet of storage per person.*
4. Don, Resident, Member of HNPCA: What is the difference between the two zoning classes? *Developer: B3 is a zoning class itself, B1 and B2 exclude storage facilities. Difference between B3-3 and B3-5 is based on the ratio of square footage that can be built up B3-3, 20,000sq feet multiply by 3, can build 60,000 square feet and thus B3-5 would be square footage by 5. As a note B3-4 does not exist.*
5. Sean Hickey, president of Condo Association of building across the street: Is not objecting to the size of the building, but the business itself as it does not make economic sense to the people using. Also objects to the industrial nature of the building in a residential facility. Does not add to the character of

the neighborhood and does not enhance the property values of the nearby residents. *Developer admits, he is an outsider, who saw a main street commercial drag. Says he is benefiting the area as he is spending \$9 million and building will be nicer than the dilapidated buildings. Also claims will contribute \$3 million in taxes or \$25,000/month*

6. Myriam Resident: What is the primary drive for this project? *100 square feet is the primary driver of the economics behind the deal*
7. Resident Comment : Neighborhood was promised an educational corridor in the past, this is a prime piece of property for schools, as neighborhood has younger people moving in and investing.
8. Megan - Resident/Neighbor Comment: lives on Sawyer in single family home across from the condo building. Is losing their sunrise, these are the things that matter to her as a resident. The argument about money or who is coming 2 miles to store stuff are of no matter.
9. Michelle, resident of North Park: Cannot find company on google under CSE Development. How does one get information about your business?
Developer: Check Cyberdrive Illinois and search companies. To see when established and Certificate of good standing. Michelle: What does CSE stand for? *Developer: Nothing*
10. Mary Lou, resident since 1960. Promised an education corridor, and green spaces and trees along Kedzie. Is a storage facility the only thing that can be on that property or along Kedzie? What about an innovation center or other facility for the university. *Alderman's office, did not seek out storage*
11. Carmen, live and work in neighborhood and is a residential real estate broker: If you look topographically at this neighborhood, can see why this neighborhood is resistant to this proposal. This is designed to be cut off from traffic and noise and was founded on the preservation of green spaces in this area. Resistance is endemic to this neighborhood. Commercial district is falling into neglect because they don't thrive and neighborhood is focused on residential, education, and small businesses.
12. Jane Friedman, resident, 2 blocks north on Sawyer: This community and our association has a long history of working with new businesses and insisting that we have beautification in addition to just building. If you really want to service this community then we need you to work with this community to maximize green space. Have worked closely with Northside College Prep and architects and ensured a nice looking campus. A lot more could be done, more trees, permeable parking lot, could be a green showcase and the neighborhood would feel more kindly to the project if commitment to such was made. *Developer: Economical building that does not use a lot of resources, green in it's usage.* Make it part of the community

not just a concrete box. *Pavers probably not possible on easement, green roofs are expensive and developer claims can't afford.*

13. Jocelyn Johnson, resident: Are you saying that if you do not get the zoning change you will continue to build the building but at a lower height? *No Dana and Rita question, conversation between to alderman, but what is the vision of the alderman for this community, what have they done together and separately to define a vision for Kedzie? Rita cannot say if the Alderman has developed a plan because she has not asked him, but will ask and get an answer? Dana - thanks for everyone being here despite the negativity. I am here because we want to hear the feedback from the community. We have been working with the department of planning and development on a land use, covers primarily Bryn Mawr, Kimball, Foster, and to some extent Kedzie. You have a vision of what you think HNP should be but these things are dictated by current zoning and the market. Study is in the process now.*
14. Resident: Is planning process including river restoration discussions happening in the city? *Dana: Yes*
15. Stephanie, campaign manager for Quin for Judge in 10th Circuit, Resident: How many people would like to have a storage facility built on Kedzie? How do we stop this? Who do we call, what do we say? *Rita - will bring back to O'Connor*
16. Resident, thank you for coming, appreciate you preparing for our group. Curious if you aren't going to build if zone doesn't change. What is the difference in profit margin between old zone and proposed zoning change? *Agree it is a beautiful community, like that so many people came. Don't think this one building is going to be ruinous to this community and why is there so much hostility towards a \$9 million investment that is going to go in a run down area and cover up a bus depot. I look at development as natural progressions, there is already a McDonald's there, a CTA parking lot, shopping strip center which is half full and a bunch of "junk" going north to the school and you are picking on my one building and I am going to transition to the next thing.* Resident: But what about the question? *Developer: It's just about money, first \$25,000 every month goes to county. I cannot make it smaller. That's business.*

- V. Conclusion and invitation to advocacy (Andrew Johnson, HNPCA) - A few neighbors are staying after the meeting to discuss advocacy regarding this proposal if anyone would like to stay and learn more.