



**Near North Unity Program (NNUP)
Membership Meeting Notes
6:00 pm - 7:30 pm
Monday, January 27 2020**

**Cornerstone Center, Leslie Hall
1111 N. Wells St.**

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

- Big Brothers, Big Sisters
 - Casey Nunes, Volunteer Recruitment Specialist
 - Casey explained the process where Big Sister/brother pick up the child from home and then takes out to do things. Everyday experiences, like having an ice cream cone can make a big impact on children.
 - BBBS is 100 yrs old/50 years in Chicago
 - Fun way of giving back
 - Casey offered to talk to anyone at meeting about signing up.
- Chicago Public Library
 - Junkoo Yoon, Near North Branch Manager
 - Fund raising through Friends of Library and Book sales
 - Discussed different programs at library, movie on Saturday, Storytimes Tutoring on Wednesday, Animal program in March, Adult programs
- 1065 N. Orleans Hotel project
 - Rob Buono, Principal, Henry Street Partners
 - Michael Ezgur, Zoning Attorney, Acosta Ezgur Law
 - Proposal addition of 100 room (6more stories) hotel added to old Ic/St Joe's school structure - Developer asking for a DX5 type zoning, land is acquired - Planned to open Summer 2021
 - Have talked to St Joseph parish, Fire Department, Ogden-Jenner school about plan and what the impact is on each of their communities. Accommodation discussions about hotel traffic impact with the Fire Department, School drop off and pick up. Also talked to St Joes and Ogden about using hotel space for events from church and school, like weddings and after school events. Community suggested reaching out to Salazar school as well.
 - Hotel entrance on Orleans, Cafe entrance on Hill landscaping on Hill where planting of trees will happen, no additional landscaping on the Orleans side, hotel goes to street there.
 - Room rate \$250-500/per nite peak season, off season \$185-300/per night
 - Bus stop stays, uber pick up out front on Orleans, trash pick up and loading in back,

- Discussed Parking - providing spaces under the el - 15 spaces, 19 more spaces at 917 N Orleans, and presented a chart with additional spots and detail of other identified parking spots that will be available in the immediate area. Also, notes talked to Ogden about using renting their parking lot as well.
 - Keep the character of the bottom half of the original building by adding top floors and supporting them with “V” braces on the front sides of the property. Steel frame building.
 - Rotating art work in corner of building with lighting that won't bleed out
 - Partner with Fieldhouse Jones, staff will be on-site 24/7
 - Will work and has already been working with Rachal Ivy from CEC to hire from the community.
 - There will be 5-6 jobs in construction and hotel will employ between 35-40 people overall. There also is an opportunity for vendors to work on security, landscaping, and valet services - at meeting Rob stayed to talk with anyone interested in finding out more info about job hiring as there were individuals present who asked and wanted this opportunity.
 - **Community Voted 53 yes, 4 no**
- 808 N. Cleveland Hotel project
 - Daniel Rezko, President, DAC Developments
 - Edward Kus, Of counsel, Taft Law
 - Adam Lavey, Senior Architect, Pappageorge Haymes
 - Tom Klaess, VP Strategic Partnerships, Stay Alfred
 - The plan presented is based on the approved 2016 planned development of a 200 unit apartment building at same location, building same height - 24 stories, but different proposal now proposing 216 room hotel, parking reduced as well based on this change - chart showing comparison shown at meeting. Architect from Pappageorge Haymes also spoke.
 - Community noted height was added to building based on the original plan that added height to accommodate more affordable housing units in the original residential planned development plan of 2016. Outside of the building now staggered glass panels and bottom base height reduced to be more pedestrian friendly. Columns outside removed per earlier meeting.
 - Not on CHA land, but in front of CHA land and Cabrini rowhouses.
 - DAC previously met with RNRA and the LAC. Alderman spoke about the results of the meeting with people representing the rowhouses.
 - Community concerned about the loss of residential affordable housing in the area. DAC Development community representative spoke about growing up in Cabrini Green and he is about creating jobs for the community that's why he's with DAC.
 - The proposed hotel rooms are suites with kitchenettes and washer dryers.
 - There will also be 8000 sq ft of retail at the bottom of the building. No identified retail tenants as of yet. Community suggests creating accommodations for retail space for black and minority business to operate as a way of giving back.
 - The Cleveland street dead end to will be used for parking garage entrance/exit. Concern about traffic raised. Specifically about left hand turns on Chicago. Bus lanes mentioned.
 - Service entry on Cambridge, where alley entrance also is. Community worried about safety on Cambridge. Previous shooting and squad car presence noted.
 - Stay Alfred from Spokane WA. presented their hotel registration model. No on-site check in - all check in is self service. There is a two stage authentication process for background checks, public record and criminal and facial recognition used in some cases - so they feel confident those who rents the rooms will be good patrons.

- Hotel rep reported they adapt their model to the situation of the city they are in and are willing to staff a concierge at this proposed location and consider adapting their model to fit this location.
- Community worried too many transients in area and hotel creates too much congestion, KLOA rep states a traffic study has been submitted and approved by the city but talks no more about traffic study.
- This Hotel chain is only in urban dense markets. Stay Alfred already has 3 other hotels in Chicago and has 2,200 rooms nationwide they operate.
- Chart showing demos of people who stay at Stay Alfred chain. Higher income 100K+, stay on average for 3.5 nights, 10% families, 30% business travellers, 30% repeat stays.
- Hotel chain reports they have a 88% booking score which indicates a positive stay rating from travellers who visit a Stay Alfred hotel. The hotel measures their hotel success by the 88% and they believe this metric indicates their model works. Community questions if the model will work at this proposed Chicago location.
- Stay Alfred has no stated safety plan other than a 24/7 call center and security cameras and has no concierge or on-site door man and the community is very worried about this creating a safety hazard in the community.
- Jobs creation, Developer and hotel will work with the community to fill jobs. There will be 7 full time positions, 20-30 cleaning staff, 20-30 food and beverage. They will host job fair
- Developer states 26% of construction contract will go to minority owned and 6% to women owned businesses.
- Hotel could contribute to hotel taxes and over 1 million dollars in property taxes annually to city.
- **Community Voted 8 yes, 32 no**

Upcoming Events and Announcements

- Suggestion Box at the check-in table or email mdreczynski@nnup.org with comments
- Seward Park has reopened for the Winter session Jan-March 2020 contact park for info.
- January 30th - NNUP Youth and Family meeting, Capital One Cafe, 1538 N Clybourn, 11 am
- Feb 13 - Seward Park Advisory Council, Seward Park, 375 W. Elm, 6 pm
- Feb 18 - Stanton Park Advisory Council, Stanton Park, 618 W Scott, 6 pm