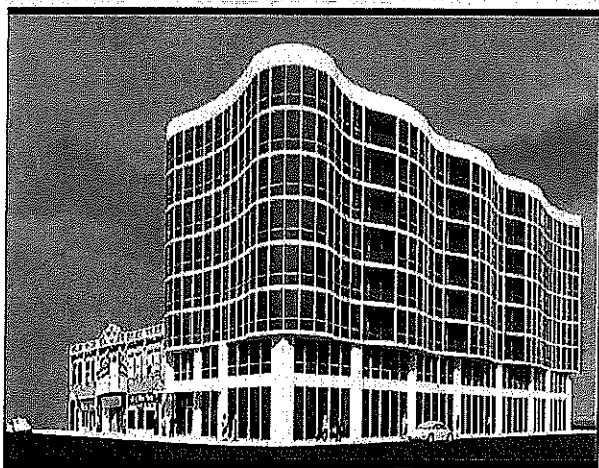


James/Kilmer

Condominium Association Newsletter

Judy Barnes and Melissa Jones, Editors



80 FEET



125 FEET

Proposed Redevelopment of the North/Clark Property

Judy Barnes – JK Board of Directors and Editor, JK Newsletter

Most of our JK residents and owners have seen a presentation by CDC's President Howard Weiner, who has put forth 2 proposals or options (pictured above) for the redevelopment of this corner property. Mr. Weiner is currently under contract for this property development, which is currently owned by Potash family. All JK owners (resident and nonresident) have received a detailed outline of each option, including proposed benefits, along with an OWNER SURVEY WHICH MUST BE RETURNED BY DECEMBER 20. If you are an owner and did not receive your survey, contact the JK Office and they will provide an *official* replacement survey. **It is critical that you return this survey with your *honest* thoughts about each option.** If you dislike both options, then please state that, along with any qualifying comments as to why and what you would prefer.

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These qualitative comments should be stated in question 2 and question 7. It is critical that the board know your thoughts and preferences, so that we know what to communicate to the developer and how to proceed.

Presently, the developer is considering 2 options: an 80' rental building or a 125' condo or rental building. Under present zoning restrictions, the 80' building can be constructed without the need for public hearings or resident input. The 125' option would require a Planned Development (PD) approval from the City, which requires public hearings providing for resident and owner input and participation. The 125' requirement would also provide for aldermanic input.

While the developer has not yet filed an application with the City, he intends to do so by the end of this month and will request approval of the 125' option--thus requiring public hearing notifications to area residents. If his request is ultimately denied, he intends to construct the 80' building.

OPTION 1: 80' Rental Building

Under this scenario, the developer is proposing to construct a modern steel and glass building that will contain 97 units and 58 enclosed parking spaces. Vehicles would access the building via W. Germania Place.

Other features of this option include:

- An interior loading dock for Germania Place
- Creation of stacking lanes or angled parking behind Germania Place to relieve day care-related vehicular congestion along W. Germania Place.
- Widening of the North Avenue sidewalk directly in front of the new building by 2' to 3'.

OPTION 2: 125' Rental or Condo Building

Under this scenario, the developer is proposing to construct a classic brick and limestone building that will contain either 120 rental units and 58 parking spaces or 62 condominium units and 72 parking spaces. (The decision to construct condos or apartments will depend largely on market demand, construction costs and financing options.) Vehicles would access the building via North Avenue and the need to access the new building by its residents via W. Germania Place would be optional. Egress from the building in option 2 however would be onto Sandburg Terrace (alley to North Avenue).

Other features of this option would include:

- An interior loading dock for Germania Place.
- The creation of stacking lanes or angled parking behind Germania Place to relieve day care-related vehicular congestion along W. Germania Place.
- Widening of the North Avenue sidewalk directly in front of the new building by 2' to

Because the 125' option would generate greater revenue, the developer is proposing additional features or "benefits" to the Carl Sandburg community not available with the 80' building option including:

- Re-design W. Germania Place to eliminate the parkway, improving emergency vehicle access, installing brick pavers to enhance the roadway appearance, new entryway signage, new landscaping and new streetlights.
- Replacement of the existing fountain with a planting bed and/or possible location for a sculpture.
- New handicapped accessible crosswalks

The rooftop on Option 2 will have individual a/c units and a "green roof" which is a planted landscape which promotes cooling and rain water retention.

Under this option, re-locate the existing pole-mounted power lines behind the building (on Sandburg Terrace alley) to below ground.

"Retail Retention Program": Existing retail tenants will be allowed to return at the same rent, some may receive stipends.

If Option 2 is constructed as a condo, the developer is anticipating that the units will be priced at approximately \$500 per square foot with an average unit price of \$900,000.

The Village Theater is an historic landmark and its façade will be restored. The ground floor will be redeveloped to serve retail tenants while the second floor will include a fitness center for the new building's residents.

The developer is currently working with existing retail tenants, but there are no guarantees for their retention.

Note: The attorneys's fees quoted in the survey are intended to give you a range. The actual fees would depend on 1) the attorney's hourly rate (\$400 to \$600 an hour), 2) the complexity of the issues and 3) how far the Association wished to press the issue if it lost at the City Zoning level. The Association (or the developer, if he lost) could file for review by the Circuit Court of Cook County and ultimately appeals could be involved. It is impossible to predict the actual fees at this point.

JK HOLIDAY PARTY!

Everyone likes a party and December 18th marks the third annual holiday party at James/Kilmer Condominium Association. This festive event will be held in the James House lobby from 5:00 p.m. to 8:00 p.m. This is an excellent opportunity to meet your neighbors and offer a toast for the upcoming year. We hope to see you there!

Process for a Planned Development Project to Be Approved by the City of Chicago

Jim Losik – JK Association Supervisor, Draner and Kramer

CDC, the developer of the proposed North/Clark Redevelopment Project, plans to file his request to construct a 125' building at the southwest corner of North and Clark Streets before the end of 2013. This would require a Planned Development approval by the City.

According to information provided on the City's website, "The Planned Development (PD) zoning designation is required for certain projects to ensure adequate public review, encourage unified planning and development, promote economically beneficial development patterns that are compatible with the character of existing neighborhoods, allow design flexibility, and encourage the protection and conservation of the city's natural resources."

The Planned Development review process is divided into two parts.

Part I - Involves basic zoning controls and statements intended to guide the development of a particular site.

Part II - Requires a review of actual project plans prior to construction. *The review process also requires public hearings before the Chicago Plan Commission and City Council Committee on Zoning prior to a vote by the full City Council.*

The Association's decision to seek legal assistance to oppose the PD request can be made at any step of the process; however, logic would suggest that attorney involvement should be initiated early in the process. The total cost for legal representation varies depending upon the firm selected and duration of their involvement. For example, a simple review of the proposal and limited representation would cost approximately \$10,000. On the other hand, extensive representation from the outset through a lengthy litigation process could amount to \$500,000.

I have been in contact with three zoning attorneys who have quoted their hourly fee from \$400 to \$600.

Property Manager's Corner

Tom Kristufek – JK Property Manager

Upcoming Events

JK Association Winter Holiday Festival - Wednesday, December 18, 5:30-8 pm in the JK Lobby

JK Employee Holiday Party - Friday, December 20, at Marcello's from 5:30 - 8pm

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