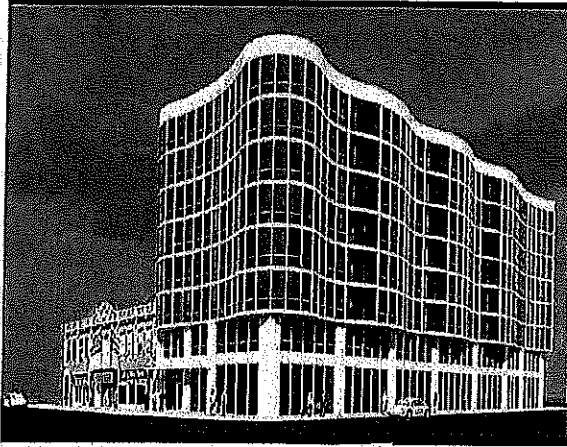


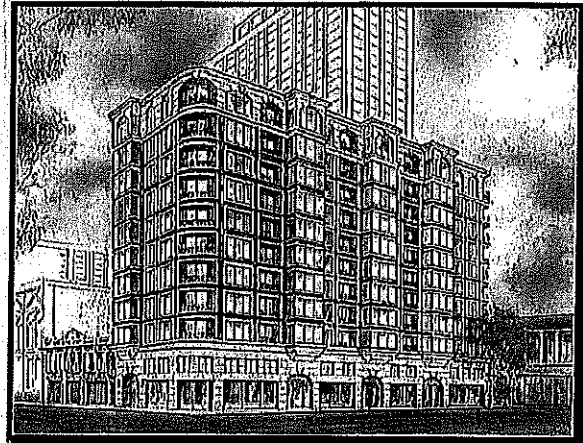
James/Kilmer

Condominium Association Newsletter

Judy Barnes and Melissa Jones, Editors



80 FEET



125 FEET

Update on the Proposed Redevelopment of the North/Clark Property

Judy Barnes – President, JK Board of Directors and
Jim Losik – VP and Supervisor, Draper and Kramer

The JK Owner Survey was completed on December 20, 2013. Its intention was to gain JK owner feedback on the two options provided by the property developer, CDC. (See the December 2013 JK Newsletter for details). The related survey results were prepared for the Board by Jim Losik and Melissa Jones, with a summary of the results sent to JK owners by Nancy Slattery on January 3, 2014, wherein she indicated that, "based on this survey, the Board will neither support nor oppose either building currently being proposed by the developer. However, the survey feedback continued to express serious concerns regarding the added traffic congestion that may be created by either proposal."

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The JK Board Redevelopment Committee met on January 16, 2014 with Mr. Weiner (CDC). He indicated he would be filing his Planned Development (PD) by January 31, 2014 (rather than 12/31/13). Mr. Weiner also indicated that he would be filing for the PD with Option 2 (125' building, with planned up-zoning request to the City Zoning Committee to accommodate this building). The board shared a brief summary of the survey results (which he admitted he had already seen and shared with Alderman Fioretti). The board indicated that traffic congestion with his development remains one of the Association's largest concerns. We requested a review of his traffic study (completed by Eriksson Engineering Associates), which Mr. Weiner subsequently sent to Jim Losik and the board is currently reviewing. The board agreed at our January meeting that we hire a professional traffic engineer to also review this study, armed with our JK observations/questions about the study (which may not be addressed currently in the CDC study). As part of that effort, some board members are also surveying additional owners in the James House lobby regarding their traffic concerns so that, along with the Board's concerns/observations, we will have some additional direct input from other owners as well. Based on the results of these efforts, we will move ahead with hiring the traffic engineer to review the CDC traffic study, but we may also direct them do an additional specific traffic study based on our JK concerns/needs.

Other updates which CDC provided to the Committee in January include a shift in the egress of the building. The *only* vehicular building entrance (ingress) to the proposed structure will be on North Avenue. The *only* vehicular exit (egress) for the building will be on the west side of the building, which directs traffic onto Sandburg Terrace northbound to North Avenue (which will remain a one-way north street). Previously, the west entrance was going to be both ingress/egress—now just egress. While JK has not taken a position (based on our survey) on this proposed redevelopment, CDC would like to add our JK Association statement about 'not supporting but not opposing' as part of this PD filing. *The JK Board has not agreed to this commitment.* Additionally then, CDC has indicated that they will file the PD without the proposed site improvements (which Weiner indicated could be added later, if JK allows the inclusion of our Association position statement) with the 125' option. The JK Board has discussed, but not agreed to, possibly resurveying owners with this updated CDC information.

In the meantime, at the January 16 meeting with CDC, they indicated they had not found rental space for the displaced businesses on Clark/North. Please note: 'Pawsitively' (whose lease was expiring) has found a space in the vacated tuxedo space in the LaSalle/North building (also owned by Potash, and leased by Price Associates). Mr. Weiner's leasing broker has indicated that Kimco (owners of Germania Place) have not supported any effort to house these displaced businesses for only 2 years. Supposedly Kimco's leasing broker indicated they desire only 10-year leases, and admitted to CDC that they intend to 'sell the building'. CDC also has not formally presented to Kimco the plan for an indoor loading dock, which will be available for Germania use at no cost to them -- no matter which option is built. CDC's intent with the loading dock is to reduce traffic in the alley.

Other new developments, our former Alderman Brendan Reilly introduced an ordinance at the December 11 City Council meeting to reclassify the current zoning at the southwest corner of Clark and North. This proposed zoning change would reduce the maximum

building height/density threshold from 70' (B3-5) down to 65' (B3-3) for a project which includes ground floor commercial space—or to 60' for a proposal which does not include ground floor commercial space.

The public hearing for this zoning reduction from B3-5 to a lower B3-3 is schedule for Thursday, February 27, at 10 am in City Council Chambers, City Hall, 121 N. LaSalle Street, 2nd Floor. The public is encouraged to attend and express their opinions on the down-zoning change.

At our last JK Board meeting, the board also requested that Jim Losik contact and advise us on any positions that other neighborhood groups (North Dearborn Association, Latin School, Moody's etc) have taken regarding this redevelopment project as well as whether they would be interested in sharing the cost of an updated traffic study for the area, including the North/Clark intersection. Jim reported that "The Latin School has no position on the proposed development. They will neither support nor oppose it. But they are looking forward to seeing what's going to happen over there". He has no response from Moody's. As a member of North Dearborn Association (NDA), Judy Barnes received the survey they utilized to survey their members on this redevelopment project and contacted NDA to have further input from them. As you may recall, they hosted the third presentation by CDC at the Latin School in 2013. They shared with Judy that they utilized the 3-question survey that CDC provided them. Subsequently NDA utilized their Zoning Committee to review the member responses in detail and the NDA Board has released a position statement to CDC on 2/5/14 as follows:

"The NDA has taken no position at this time regarding the proposed development. The survey respondents overwhelmingly rejected the concept of a modern glass/steel architectural design for this site. Given that the major buildings at this intersection i.e. Latin School, the Chicago History Museum, the Moody Church, the Germania Club, the Kilmer house (low rise condos on Clark Street) and the Potash Market are all brick and stone construction, there is a nearly universal belief that a modern glass and steel design would be badly out of place on this site.

At the same time, many respondents are also strongly opposed to any change in zoning to increase the permissible height about the current 80' limit. Only a small handful of respondents expressly indicated a willingness to accept a taller building height in return for a preferred more traditional design. A number of respondents stated their belief that the 80' height permitted by the existing zoning is inappropriately tall for this site.

It is our understanding that Alderman Reilly has proposed a down-zoning of the site. Although NDA has yet taken no position, at present, it would be difficult for the NDA to support either a zoning change to increase the height limit or an architectural design that appears totally inappropriate for the site. Having said all that, it is also true that a large majority of the NDA survey respondents would be agreeable to and supportive of a redevelopment of the site, assuming an appropriate proposal were presented, and that view will also help shape the NDA's perspective. Further, the NDA zoning committee would welcome the opportunity to meet with CDC in the next week or so to discuss the situation."

Additionally, Judy reached out to Alderman Fioretti's Chief of Staff this week to determine his position on this redevelopment project. Alderman Fioretti was in attendance last fall at both the presentation by CDC at James House Penthouse and the one at the Latin School with NDA. Alderman Fioretti has not been in attendance at the last 2 meetings that JK Committee has had with CDC. With an additional call last week, Alderman Fioretti's Chief of Staff Tim Stevens indicated that "Alderman Fioretti would like to hear from JK and is interested in our response. The Alderman listens to the community concerns. The Alderman has *not* given his support yet to this project."

**THANK YOU, FROM THE
JAMES/KILMER GARAGE STAFF**

The entire garage staff would like to extend our heartfelt thanks for your contributions to the Garage Holiday Fund. We truly appreciate the recognition given to all of us for our hard work throughout the year. The generous contributions make our holiday season exceptionally special. Happy New Year, and we look forward to assisting you with your parking needs in 2014.

**THANK YOU, FROM THE JK
EMPLOYEES AND
MANAGEMENT STAFF**

With many thanks, the Employees and Management Staff of James Kilmer graciously appreciate and thank the residents for their generous contributions to the 2013 Employee Holiday Fund. It very much brightened our holidays! We wish you and your loved ones a wonderful year ahead!

**Your Officers for the 2014 James/Kilmer
Board of Directors:**

- President** Judy Barnes
- Vice President** Barbara Mueller
- Treasurer** Betty Latson
- Secretary** Susan Geffen

Updated Neighborhood News

Price Associates has indicated that ***Intermediate Medical Care*** will be leasing space in the North/LaSalle building. They also have offices on Clybourn.

President's Corner

Judy Barnes – President, JK Board of Directors

Thank you for the opportunity to serve as your James Kilmer Board President this year. I am excited about the challenges we face and hope to meet your expectations as Board President as we move forward.

But first, I want to also thank Tom Kristufek for joining JK as our Property Manager with Draper & Kramer. I've had the opportunity to work with him on a few things since he arrived at JK on September 9, 2013. And in the short time as Board President, I am extremely comfortable that we are on the 'same page' and will work together very successfully.