

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)

General Meeting

9 February 2015

Second Unitarian Church,

656 West Barry St., Chicago IL

[http://selvn.org/South East Lake View Neighbors/Meeting Agenda and Minutes.html](http://selvn.org/South_East_Lake_View_Neighbors/Meeting_Agenda_and_Minutes.html)

MINUTES

1) WELCOME AND INTRODUCTION, President Jan Sumrall

- a) The January SELVN General Meeting was called to order by President Sumrall at 7:00 PM with approximately 25 current members (including 10 members of the Board), and a number of recently-lapsed or non-members present. Board members were introduced.
- b) SELVN serves the area from Diversey to Belmont and Halsted to the Lake.
- c) Mike Demetriou was presented with a thank you gift for his service as SELVN's President for 2014.
- d) President Sumrall noted that all SELVN meetings are recorded.

2) WALMART ADVISORY COMMITTEE MEETING – UPDATE, President Jan Sumrall

- a) Last month's Walmart Advisory Committee meeting was cancelled due to weather; it has been rescheduled for February 26, 2015. If you have any issues, contact President Sumrall (phone # on the back of the agenda).

3) 44th WARD UPDATE, Alderman Tom Tunney

- a) The Alderman's office has been very busy this past week due to the weather issues. If there are any areas that still have problems (even if only from adjacent neighbors or businesses), please contact the Alderman's office.
- b) Formal Mariano's groundbreaking was held at 3030 Broadway last week. Representatives were present from the Chamber of Commerce, York Chan, Liz Cohen, Bob Mariano on Wednesday February 4, 2015. The Grand Opening is anticipated in June 2016, with an 18-month construction period. An X-Sport gym will be on top floor along with parking for patrons only. There will also be improvements to signal at Wellington and a signalized alley at the site entry. The project will be a \$60 million investment and will produce hundreds of jobs.

- c) Alderman Tunney is working closely with Ald. Michelle Smith on the “Diversey Experience”. They have committed to look comprehensively at neighborhood impact from the impact of all 4 of the following projects on the overall neighborhood.
 - i) 400 Block of Diversey: Multi-family residential development west of the Brewster:
 - (1) Currently in to the City with revised drawings – the height is being reduced.
 - (2) The developer is addressing the Brewster’s concerns
 - (3) A comprehensive traffic plan will be conducted as part of the project.
 - ii) Market Place Grocery is leaving and a 17-story multi-family residential building is proposed as a Planned Development (“PD”)
 - (1) Nothing has gone in front of Plan Commission yet.
 - (2) Community can provide input on numerous aspects as part of the “PD” process (including, but not limited to landscaping)
 - iii) 600 Diversey (former Walgreens)
 - (1) Corner development is yet-to-be presented to the City
 - (2) The old Persona Pizza and Panera Cares is under the same ownership, but will not be part of the new development. These spaces are being filled with national tenants (yet-to-be announced)
 - iv) Quality Inn on Diversey: This is the second proposal for this site.
 - (1) Converting the property into an extended-stay hotel
 - (2) There will be no curb cuts on Diversey
- d) Other SELVN area developments
 - i) Hanig’s at the southwest corner of Diversey/Clark is becoming Teavana (a subsidiary of Starbucks)– whose first store is on Southport
 - ii) Jamba Juice will become Stan’s Donuts
 - iii) Vitamin Shop has been re-leased with a tenant yet-to-be announced
 - iv) Demo is starting at 508 W. Diversey. The building will come down in next 2 weeks
 - v) The former Buca de Beppo space is in for permits
 - (1) Ground floor retail (Roots Pizza) + 3 floors of residential above
 - vi) Three, 8-unit residential buildings with ground floor retail will occupy the Reproductive Genetic site on Halsted north of Diversey.
 - vii) House of Fine Chocolates on Broadway has been re-concepted as a community kitchen
 - viii) Senza on Broadway will be re-concepted as another gluten-free restaurant
 - ix) Med-Mar was approved by the State and is on the Zoning Board of Appeals (‘ZBA’) docket for the February 20th hearing. Alderman Tunney has advised the ZBA that he does not support the Med-Mar application at that specific location. If the ZBA does not approve the special use, the MedMar project cannot go forward, even with the State’s license approval.
 - (a) Alderman Tunney opposes the site due to adjacent residential on both sides.

- (b) Residents are encouraged to attend the ZBA hearing. The State approval does not trump the ZBA process, so don't think MedMar's approval is a foregone conclusion.
- x) The 508 W. Diversey building (AKA 506 W. Diversey) is being redesigned and the traffic study is in progress. They will commence demolition of the Far East Kitchen. The Yak-Zies building will not be demolished – the developer is simply using those air rights in the new development. It is not clear when they will present revised plans to SELVN.
- e) Ald. Tunney has been partnering with Alderman O'Connor (40th) and Alderman Pawar (47th) to expand the GROW North initiative to bring greater focus and more resources to the area's neighborhood high schools: Amundsen and Lake View (similar to the successes gained at Nettelhorst, Blaine and Agassiz K-8 neighborhood schools). The primary goal of the GROW North initiative is to eliminate the stress of the high school selective enrollment process by ensuring that all students in our community have access to equitable resources and quality education in our neighborhoods.
 - i) Lake View High has teamed up with Microsoft & Loyola. Lake View also have retained Scott Brens is their new, dynamic principal
- f) Election Day is February 24
 - i) Early Voting Monday - Saturday 9AM – 5PM at Merlo Library; however you can vote at any polling place throughout the City during early voting.
- g) **Responses to Questions for the Alderman from the Membership:**
 - i) The Technology Incubator on Clark across from Chase Bank is moving forward. Lots of windows have been installed on the upper floors.
 - ii) Anil Kashyap asked how many separate traffic engineers' studies are required for the multiple developments along Diversey. Anil Kashyap would like to see more than just KLOA analyzing the traffic in the Diversey corridor, and also requested updated traffic data.
 - (1) Jan Sumrall noted that the extended stay hotel has a traffic engineer, other than KLOA.
 - (2) Ald. Tunney noted that a comprehensive traffic study will be required for all Diversey developments, incorporating all 4 projects to full build-out as well as the construction impacts on the community.
 - (3) Katie Merrell suggested that a SELVN Traffic Community Advisory Committee be formed to evaluate the traffic engineering studies and findings. Katie Merrell also volunteered to participate. She noted that a similar scenario was utilized for the Century Shopping Center Development in the past. Alderman Tunney stated that he would implement the Community-based Traffic Advisory Committee.
 - iii) Panera Cares has been closed since last week of January.
 - iv) Alderman Tunney was asked to provide his views on the conditions and/or issues associated with a Medical Marijuana Dispensary in Lake View

- (1) The Alderman believes medical marijuana is warranted for people with a real need for pain relief; however he believes the State of Illinois' rules weren't developed for urban environments and challenges.
 - (2) Locations that are within 1,000' of a church or day care could still work – whereas adjacency to residential is more problematic.
 - (3) A Strip mall setting where there is off-street parking would be more appropriate.
- 4) **STATE REPRESENTATIVE SARAH FEIGENHOLTZ**, Daniel Egel-Weiss is Sarah Feigenholtz's new legislative & communications manager. Mr. Egel-Weiss stated that he wants to work closely to address state-related issues that may come up in SELVN's community. Cards for Representative Feigenholtz were on the table at the back of the room.
- 5) **OLD BUSINESS - None**
- 6) **VOTES – Broadway Youth Center (“BYC”): Renewal of the Special Use Permit with the Zoning Board of Appeals– presented by Michelle Wetzal and Imani Rupert: Good Neighbor Agreement; Special Use Application (link to website <http://selvn.org/South East Lake View Neighbors/Issues.html>)**
- (1) BYC is applying for a one (1) year extension to their Special Use Permit. The proposed Good Neighbor Agreement (“GNA”) was posted on the SELVN website.
 - (2) Anil Kashyap noted that BYC has agreed that the permit would be renewed for only 1 year; however no fee will be required for future renewals, and they will not be required to send out mailings for each subsequent renewal.
 - (3) Differences in the most recent GNA vs. the past one:
 - (a) Office Hours: has not been a useful tool for connecting with the community – instead they will meet when requested by a member of the neighborhood community.
 - (b) If there is a specific community issue, and if requested by SELVN, BYC staff will attend a SELVN meeting to address any community concerns.
 - (c) Neighborhood patrols will still be required and provided.
 - (4) Katrina Cairo noted that Howard Brown's main website had supported the medical marijuana, however the position statement was subsequently removed from the website: is that because they no longer support it or something else?
 - (a) Howard Brown believes medical marijuana is appropriate for some patients with HIV/AIDS
 - (b) While Howard Brown provides medical care at their Sheridan Road facility, BYC's primary focus is homeless youth coming for clothing, nourishment, GED training, providing linkage to housing, etc.
 - (c) There are no HIV support groups at BYC.
 - (d) The total number of individuals served at BYC's Wellington location.
 - (i) While the quantities ebb and flow, the Drop-In program is capped to allow no more than 30 persons at any given time, and no more than 40 in any day.

- (ii) There isn't a huge difference in the number of patrons from one month to another
- (iii) 572 separate/unique individual clients were seen last year; however many clients avail themselves of multiple services when they are at the facility (e.g., food, clothing, referrals and drop-in).
- (iv) Liz Sauer a Wellington resident noted that she has never experienced any congestion and enjoys BYC's Facebook page. She feels like BYC is a wonderful part of the community.

Anil Kashyap moved that SELVN votes in favor of a one year extension of Broadway Youth Center's Special Use Permit provided the terms of the Good Neighbor Agreement are complied with.

The motion was seconded by Katie Merrell.

The motion passed:

**19 in favor;
0 opposed;
3 abstentions**

7) NEW BUSINESS

- (1) Please check the membership roster in the back of the room. If your name is in white, your membership is current. If you're any color other than white, your membership has lapsed. Payments can be made by check made payable to SELVN and sent to

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741 West Briar |Chicago, Illinois 60657

Individual Annual Memberships are \$12;

Household Memberships are \$24 and

Organizational Memberships are \$30

8) ANNOUNCEMENTS

- (1) February 19th LVCC meeting

9) FUTURE MEETINGS

The next SELVN General Meeting is scheduled for 7:00 PM on Monday, March 9th.

Upcoming 2015 Meetings are scheduled for April 13, May 11, June 8, July 13, August 10, September 14, October 12, November 09 and December 14.

The first board meeting of 2015 will be held on Tuesday, February 10th at 6:30 PM

10) The meeting was adjourned 7:45 PM.

Respectfully submitted,

Anne Voshel

Secretary, SELVN