

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**11 May 2015**  
**Second Unitarian Church,**  
**656 West Barry St., Chicago IL**

**MINUTES**

**1) WELCOME AND INTRODUCTION, President Jan Sumrall**

- a) The May SELVN General Meeting was called to order by President Sumrall at 7:06 pm with approximately 25 current members (including 12 members of the Board), 8 non-members including representatives of the Alderman's office and the Night Ministry
- b) Board members were introduced.

**2) 506 -14 W. DIVERSEY**

- a) Jan Sumrall disclosed that she works for DLA Piper, who is the developer's counsel for this project. She is representing her personal interests at this meeting.
- b) Introductions:
  - i) Zoning Attorney: Paul Shadle of DLA Piper
  - ii) Architect: Steve Rezabek and David Haymes of Pappageorge Haymes
  - iii) Developer: Eric Svenson & Mark Kozlowski of Broder Diversey LLC
  - iv) Traffic Consultant: Michael Werthmann of KLOA
- c) Project Presentation
  - i) 86 rental units
  - ii) The site is located at 508 W. Diversey and comprises 3 sites (from 506 – 514 W. Diversey) with 75' of frontage
    - (1) Western parcel: Recently demolished a 2-story building
    - (2) Middle Parcel: Surface parking lot
    - (3) Eastern Parcel: Yakzie's (25' wide).
  - iii) Diversey is a 'Pedestrian Retail Street' in this area – therefore there can be no curb cuts along Diversey.
  - iv) Zoning:
    - (1) Existing zoning is B-3.5, with a FAR (floor area ratio) of 5.0
    - (2) Surrounding Zoning:
      - (a) Properties to the north are zoned RM6.5
      - (b) Directly west of the site is a 3-story courtyard building
      - (c) Directly east is the 9-story Brewster Condominium
  - v) First Floor Plan/Use
    - (1) Diversey/south frontage: 2,800 SF retail & residential lobby entry
    - (2) Alley/north frontage: Parking (5 space) & ramp up to 2<sup>nd</sup> & 3<sup>rd</sup> floors
    - (3) 53 total parking spaces (1:1 ratio)
  - vi) 4<sup>th</sup> floor building setbacks on each side for a courtyard that provides light and vent to units facing east & west.

- vii) 7 units/floor with 2-Bedroom (“BR”) units on the corners
- viii) 11<sup>th</sup> floor has 3 BR units
- ix) Mechanical equipment penthouse is above the 11<sup>th</sup> floor, with an elevator overrun extending 3’ to 4’ above the penthouse.
- x) Unit Mix:
  - (1) 2 BR: 52%;
  - (2) 1 BR 40%;
  - (3) 3 BR 8%
- xi) Exterior Façade
  - (1) Distinct base, middle (projected bays on floors 4 – 10) & top (11<sup>th</sup> floor)
  - (2) Large floor to ceiling glass windows
  - (3) Clad in limestone for pilasters & framework around window openings
  - (4) 130’ to top of mechanical penthouse (elevator override is another 3’ to 4’)
- xii) Comparison to previous plan
  - (1) Previously had little/no windows on East & West elevations. This version, above the parking now has windows
  - (2) Balconies have been eliminated on the street-facing south façade, however they remain on the east & west sides and north alley
  - (3) Building height has been reduced 13’ (previously 12 stories - now 11 stories)
  - (4) More generous courtyards
  - (5) Setback at rear 15’ (vs. 16’ previously)
  - (6) 53 units currently (50 previously)
- d) Questions/Answers
  - (1) Brewster Condo Association President Ed Wierman
    - (a) Favors housing as a use, but the size/height of the building is problematic to Brewster residents.
    - (b) Q: *What height is allowed based on current zoning?*
      - A. Underlying zoning requires that anything over a 70’ threshold is required to go into B-3.5
    - (c) Brewster requested the new development be no higher than the Brewster
  - (2) Q: *Why are they including the Yakzie’s building as part of their development?*
    - A: They will utilize the combined development rights of all 3 parcels (including Yakzie’s) within the Planned Development (“PD”). Since Yakzie’s is not being built out to its full zoning potential, the unutilized development rights can be utilized by the adjacent properties.  
  
Maximum Floor area ratio of the entire PD is a 5.0.
  - (3) Q: *What is the FAR of the property, not including Yakzie’s?*
    - A: 5.0 FAR for a total area of 11,250 SF X 5.0 = 56,250 SF
- ii) John Yociss:
  - Q: *Isn’t there currently a Diversey curb cut?*

- A: Yes, but the Pedestrian Street requirements prohibit any future development from having curb cuts. Curb cuts are not grandfathered. Curb cuts have to be renewed every year.
- iii) Brewster Board Member & Resident Jaime Garcia-Anoveros:
- (1) FAR is being spread over the entire site
  - (2) Height increase is allowed only through the PD process.
  - (3) Yakzie's building cannot be any higher than it is today.
  - (4) Concerned about light being blocked into Brewster's atrium.
- iv) Katrina Cairo
- Q: *Don't you need more parking?*
- A: Mark Koslowski with Developer. Zoning requires a 1:1 Parking ratio. They couldn't add more parking, because neighbors didn't want the developer to have too much parking.
- v) Jan Sumrall
- Q: *Why was the parking moved & will headlights shine into the Brewster?*
- A: No headlights will shine into the Brewster as the East and West sides are completely solid (with no openings). The only openings are on the north end on levels 2 & 3 where there are openings from 4' to 8.5' above finished floor (AFF)
- Q: *Where is the building loading area for move-ins?*
- A: Loading zoning is within the 15' setback at the alley, on the west side of the parcel.
- Q: *How long ago did the developer find out about the restrictive covenants on Yakzie's?*
- A: 4 hours ago.
- vi) Brewster thinks the building is too tall – it should only be 106'.
- vii) There will be a more detailed meeting at the Brewster tomorrow evening.
- Q: *Retail Tenancy?*
- A: There is not a tenant yet. They have set up the plan so it is one contiguous space. Ownership views this as important to branding the building.
- viii) Traffic Study: Michael Werthmann with KLOA.
- (1) Looked at 9 different intersections along Diversey including Surf and Pine Grove. KLOA included the hotel replacement development, the hospital development and the new grocery store.
  - (2) Only 30% of people drive to work.
  - (3) Reviewed both 5-legged intersections
    - (a) Sheridan/Lakeview Cannon
    - (b) Diversey/Broadway/Clark
  - (4) Anil Kashyap believes that Oakdale needs to be reviewed as part of the analysis as it is the west-bound alternative to Diversey for most drivers.

### 3) 2950 SHERIDAN ROAD

- a) Attendees for 2950 Sheridan Road
  - i) Don Vitek, Wirtz Realty (Developer)
  - ii) Larry Booth, Booth Hansen (Architect)
  - iii) Tim Doron, Gewalt, Hamilton Associates (Traffic Engineer)
  - iv) Chris Leach, Schuyler, Roche & Crisham P.C. (Zoning Attorney)
- b) Don Vitek, representing Wirtz Realty, introduced their new architect, Larry Booth of Booth Hansen.
  - i) Larry Booth provided an overview of the project and highlighted the modifications from the prior design, which all fall within the previously approved PD constraints.
    - (1) At the northwest corner of Oakdale and Sheridan
    - (2) Current site has been a vacant lot for a very long time
    - (3) 82 units now (79 previously)
    - (4) Site Plan
      - (a) Front door is on Oakdale
      - (b) Curb cut on Sheridan (approved in PD) with a door providing pedestrian access directly from Sheridan
      - (c) Front yard is on the south
      - (d) Garage is on the north end of the site and the garage roof is completely landscaped.
      - (e) Building is curved on both sides to slim down both the East & West elevations
      - (f) Moved the building further away from the 2970 Sheridan building to the north (also owned by Wirtz)
      - (g) Garage has been shortened by 2 floors
      - (h) Dog run on west side of building
    - (5) Ground Floor
      - (a) Garden along Oakdale
      - (b) Lobby wraps around to east - primary entry is to the south and 'social lobby' to the east
      - (c) Garage Access is from the north end of the property (along Sheridan)
      - (d) Blue area is a building health club
      - (e) Loading dock on northwest corner, accessed directly from the alley to the west of 2970 Sheridan
      - (f) Garden on west side
    - (6) 2<sup>nd</sup> floor
      - (a) Parking garage integrated into north side of building.
      - (b) Direct access from parking
    - (7) 6<sup>th</sup> floor – tenant's private park on top of garage
    - (8) 7 – 19<sup>th</sup> floors: Typical floors
      - (a) Smaller units on lower floors @ 5 units per floor
      - (b) 4 units/floor on the upper floors
    - (9) Top floor has a landscaped outside area, a party room and an outdoor deck

- (10) Façade
  - (a) Selected glass will provide a reflective a light
  - (b) Garage has masonry, a complementary contrast to the tower
  - (c) There are some (opaque) windows in the garage to make the façade appear more articulated
- (11) Building Section
  - (a) 4 levels of parking
  - (b) Bottom floors with 5 units/floor
- (12) Building
  - (a) Average unit size of 1,441 SF
    - (i) 10 1BR's
    - (ii) 15 2BR's
    - (iii) 25 2 BR's + Den;
    - (iv) 32 3 BR's + Den
  - (b) Proposed Building Comparisons to Prior Plan
    - (i) 356,546 SF GS Area (same)
    - (ii) Net site area 23,879 SF (same)
    - (iii) FAR 6.6
    - (iv) Project SF 157,423 SF (157,601 SF previously)
    - (v) Height 214 ' (same)
    - (vi) Number of units 82 (79 previously)
    - (vii) Number of parking stalls 113 on 4 levels
    - (viii) Setback from 2970 Sheridan: 75' (48' previously)
    - (ix) Tower width 71' vs. 98' previously
- (13) Benefits
  - (a) LEED-certified
  - (b) Storm water management
  - (c) Construction waste management program
  - (d) Low E insulated glass
  - (e) Energy efficient appliances
  - (f) Use of local materials
  - (g) Native landscaping
  - (h) Habitable green roofs
  - (i) On-site bike storage
  - (j) Electric car charging station
  - (k) On-site car share
  - (l) Indoor chemical pollution control
  - (m) Building recycling
  - (n) Non-smoking building
- c) Alderman Tunney
  - i) Major change: reduction in parking
- d) Q&A
  - i) Q: *Will there be some spaces allocated to non-Wirtz residents?*

A: No. There will be no public parking allowed per the PD. Parking will only be made available for Wirtz-owned buildings.

ii) Q: *What will be done to protect Oakdale, the only west-bound street?*

A: 82 units isn't a tremendous load, the garage entry is off Sheridan, loading is off the Wellington alley (west of 2970)

iii) Ground Breaking will occur in August

(1) Power Contracting is the general contractor

(a) will be respectful of the side streets

(b) are not looking for any street closures

(c) Currently working on the St. Joseph's hospital addition.

e) Traffic Engineer: Tim Dorn of Gewalt Hamilton Associates

i) Oakdale is an important west-bound street (3,500 cars/day)

ii) Doesn't currently have pedestrian count-down times. Study in 2008 recommended adding the pedestrian count-down timers.

iii) Neighborhood could benefit from a left-turn arrow from northbound Sheridan onto Oakdale. The left turn arrow would go with solid north-bound green to clear all left turns from Sheridan.

iv) Q: Should there be a signal at Oakdale/Broadway?

A: Mr. Dorn stated that he doubts that a signal would be warranted at the intersection.

f) Q: *Do you have any intent to convert to condo in the future?*

A: Vitek noted that the Wirtz family has owned rental properties in the area for close to 100 years, and doesn't imagine they will be changing their ownership profile.

g) Q: *Rental pricing?*

A: Starting a little under \$3/SF up to more than \$4/SF on the higher floors.

h) Current PD expires in September of 2015.

#### 4) **WALMART ADVISORY COMMITTEE MEETING – UPDATE, President Jan Sumrall**

a) Status quo remains, relative to employee count, truck traffic and rodent control.

b) Store counts are the same

c) Still trying to do organic

d) Next Committee Meeting: July 30th:

#### 5) **44<sup>th</sup> WARD UPDATE, 44th Ward Update - Erin Duffy, Director of Community Outreach - Office of Alderman Tom Tunney**

a) BIKE REGISTRATION CAMPAIGN

i) Bike owners who register at [www.Chicagopolice.org](http://www.Chicagopolice.org), will get a decal from the CPD

ii) New Commander Sosario will have an open house May 28 from 6 to 8 PM @ 19<sup>th</sup> district headquarters

b) COMMUNITY KITCHEN

i) It is in for permits now. The 'Community Kitchen' will be going into the old House of Fine Chocolates space on Broadway. The Community Kitchen will provide shared space for small businesses to cook in a commercial kitchen.

- c) REPAINTING ALL CROSSWALKS in the 44<sup>th</sup> Ward is starting.
- d) CITY STICKERS:
  - i) 44<sup>th</sup> Ward will be selling City stickers on May 31 from noon to 5PM for NEW purchasers or those with City Stickers expiring in June
- e) Answers to questions about SELVN Area Developments:
  - i) BUCCA DE BEPPO – needs to check on what the hold-up is
  - ii) COMMUNITY GARDEN: Meeting on Wednesday.
  - iii) Re: Tunney’s position on CHARTER HIGH-SCHOOL @ IRVING PARK/SHERIDAN – Ald. Tunney Is working with others on the school
- f) PEOPLE SPACES: SOUTHPORT/WELLINGTON/LINCOLN “People Spaces” are being installed by Lakeview Chamber & Special Service Area (SSA) sponsors
- g) MEDICAL MARIJUANA in 44<sup>th</sup> Ward – No update at this time.
- h) DUNKIN’ DONUTS will be taken over by Target Express – a concept similar to WalMart. (i.e., pick-up a few things on the way home from work)
- i) MARKET PLACE (523 W. Diversey) – No update

6) **NEW BUSINESS - None**

7) **ANNOUNCEMENTS –**

- a) Refer to back of Agenda
- b) Jan Sumrall’s telephone number is on the back of the agenda. Please let Jan know if you want BYC added to the agenda or if you have any issues for the WalMart Advisory Committee.

8) **FUTURE MEETINGS**

**The next SELVN General Meeting is scheduled for 7:00 PM on Monday, June 8<sup>th</sup>.**

**SELVN Meeting Schedule:** Second Monday of each month

**Upcoming 2015 Meetings:** July 13, August 10, September 14, October 12, November 9 and December 14.

9) **MEETING ADJOURNED AT 8:42 PM.**

Respectfully submitted,

Anne Voshel

Secretary, SELVN