

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
12 October 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 July SELVN General Meeting was called to order by President Sumrall at 7:12 pm with 20 current members and 5 non-members in attendance.

2) BROADWAY YOUTH CENTER, Imari Rupert

- a) BYC has had a number of positive developments over the past few months:
 - i) They have been able to maintain a 1:5 staff to guest ratio.
 - ii) They now have a full time GED coordinator
 - (1) 19 youth are enrolled in the GED program with 5 scheduled to graduate during 2016-2017.
 - iii) 20 youth have found more stable housing since January 1, 2015.
 - iv) BYC has retained 3 graduate level interns from University of Chicago and University of Illinois, Chicago.
 - v) BYC has plans to move to the second floor of Howard Brown's Sheridan facility. They will be making recommendations for the Sheridan plans by the end of November.
- b) The hours of operation have not changed from what was originally presented.

3) 3115-3123 BROADWAY - John Mengel of JSM Venture

- a) JSM Venture, Inc. is the contract purchaser of the property at 3115 – 3123 N. Broadway. They have a 25 day due diligence period which expires on 11/25/15.
- b) **Current building tenants** are :
 - i) LAZ Parking with 160 stalls of parking on floors 2 and 3, 4 and 5
 - ii) Apartment People
 - iii) Lakeview Dental
 - iv) Tailor on 2nd floor
 - v) Intelligentsia
 - vi) Contacts & Specs

- c) Built in 1929, the garage is antiquated. It has one-way traffic, with stop/go signaling required for parking patrons.
- d) JSM's intent is to **retain the commercial streetscape**; maintain existing parking on floors 2 & 3; and add residential on existing floors 4, 5 & a new 6th floor
- e) No change is proposed in either existing building height or footprint. The current building height to the parapet is 61.75'.
- f) They will retain the one existing curb cut along Broadway
- g) JSM will have to comply with the affordable requirements.
- h) Proposed **project design**:
 - i) Recessed balconies on S, E & N elevations
 - ii) Add parapet on Broadway facade
 - iii) 6th floor tenants will have roof decks on the south and north side.
 - iv) There will be a common area roof deck for balance of the building tenants as well.
 - v) A new elevator installed in the center of the building.
- i) **Zoning**
 - i) Existing zoning of B3-2 allows a maximum FAR of 34,610 SF
 - ii) JSM is proposing a rezoning to B3-5 which would allow a maximum FAR of 78,660 SF, of which JSM intends to utilize FAR of 53,333 SF.
 - iii) While a height of 70' would be allowed under B3-5? 70', JSM would be willing to downzone the property after the building permit has been issued. .
 - iv) They would retain parking on levels 2 & 3, which would provide 1:1 parking of 59 stalls for residents + 7 stalls for guests/public/shared car service (e.g., Zip Car) parking.
 - v) Meg George, zoning attorney for JSM, stated it would be a type 1 rezoning, which would be usable for this project only, not another project.
 - vi) JSM is not utilizing air rights from any adjacent parcels. Balconies are not extending beyond the property line. Instead the balcony is recessed within the exterior wall.
- j) **North elevation** will be provided with light and vent through light wells.
- k) **South Elevation** will utilize a 'light well' of sorts in the event that a new building is ever constructed on the Community Kitchen property to the south.
 - i) Concern was expressed about quality of light coming through to the south on floors 4, 5 & 6 if a building is constructed to the south.
 - ii) *After the meeting York Chan noted that the property to the south has zoning which permits a building height of not more than 50'*
- l) **Unit Mix**: The property will be apartment rentals, comprised primarily of 1 bedroom and studio apartments.
- m) Existing commercial areas will continue to operate during construction

- n) JSM was asked about the **current garage utilization**. It is JSM's understanding that the garage is typically 60% occupancy, with a fair amount of transient parkers.
- o) JSM was asked why they chose to offer **smaller sized units**. JSM noted that they're still defining their target market, but they have been told by brokers that the smaller sized units are most in demand.
- p) The **price point** in the market is close to \$2/SF – JSM had thought/hoped it would be closer to \$2.50/SF.
- q) Where will the **residential lobby** be? There is an existing common area entry between Apt. People and Contact & Specs. This area will be repurposed.
- r) This is a lot line to lot line property, with no alley. There is an existing **loading area**, which meets code, but doesn't fit a truck (height) through it. There is a loading zone right next to the drive way. Mary Knoblauch expressed concern about moving days.
- s) The floor-to-floor height is 10', with 8' 10" to bottom of the beam/waffle slab. There is a little relief in the ceiling plane due to the waffle slab construction on the bottom of the slab. An image of a waffle slab is shown below.



- t) Since the property has no alley, **refuse** will be stored in a common utility area on grade with dumpsters, which will be rolled out through the garage.
- u) Concern was expressed about how construction vehicles will access the site and the associated interruptions to traffic. JSM noted
 - i) The biggest demolition component will be removal of the ramps on the upper floors. Much of the demolition will be like 'hand demolition.'
- v) JSM noted that the types of things the building will include, due its transit- and pedestrian-based nature will be
 - (1) Bicycle storage
 - (2) Shared ride site
- w) Residents expressed a desire to have the entry to the garage spruced up
- x) **Development Schedule:** Rezoning would probably commence in November, with a 4 month zoning process before the property could submit for a building permit.

2) 44th WARD – no representative of the Alderman's office was in attendance.

- a) Alderman Tunney had a conflict, as he was attending a meeting for Rosencrantz
- b) The Alderman's office has hired 2 new staff persons. Bennett Lawson will come next month to introduce Erin's replacement.

- c) **Walgreens** site (NEC Broadway/Diversey).: Bennett Lawson is checking back with them to see where they are
- d) **Rosencrantz**
 - i) Rosencrantz is live-in facility for sobriety for 18 – 26 year olds
 - ii) Their intake center is on Sheffield
 - iii) They have very rigorous requirements for approval
- e) **450 W. Belmont** (replacing 2 courtyard buildings)
 - i) N. side of Belmont
 - ii) 95-units 15-story
 - iii) 94,000 SF
 - iv) 1st Floor Lobby
 - v) Floors 2 & 3 devoted to parking
 - vi) Average unit size of 760 SF with studios, 1 & 2 Bedroom units.
 - vii) Antunovich & Associates is the architect
 - viii) Should be a PD approval, due to its size.

3) MARATHON

- a) It was noted that there were a number of streets that were not blocked off to through traffic, requiring many vehicles to turn around near Broadway. This was better handled for the Pride Parade.

4) SELVN BOARD MEETING RESULTS

- a) SELVN has \$4,766.21 in bank
- b) The website is migrating over to Wild Apricot software before the end of the year.
- c) The Nominating Committee will present a slate for the 2016-2017 Board
- d) SELVN intends to renew the rental space for meetings at Second Unitarian Church.
- e) Traffic Study Committee will circle back to Alderman Tunney to understand what aspect(s) of SELVN's traffic study proposal the Alderman objected to.
- f) Marking tools – SELVN will revisit issuing a flyer to get businesses to join SELVN

5) MEETING ADJOURNMENT

- a) The meeting was adjourned at 8:10 PM
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