

**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 2<sup>nd</sup> 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 6<sup>th</sup> 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) 6<sup>th</sup> 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) 44<sup>th</sup> 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) 1<sup>st</sup> 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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