

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
8 February 2016 7:00 PM
Second Unitarian Church,
656 West Barry St., Chicago IL

Previous minutes: selvn.org/archives

MINUTES

1) WELCOME AND INTRODUCTION, President Jan Sumrall

- a) The December SELVN General Meeting was called to order by President Sumrall at 7:02 pm with 24 current members and 10 non-members in attendance. The Board members were introduced

2) BROADWAY YOUTH CENTER – Renewal of Special Use Permit with the Zoning Board of Appeals, David Munar and Amy Miller

- a) Amani has moved on to a new opportunity. Amy Miller is Amani's interim replacement.
- b) David Munar CEO of Howard Brown and Amy Miller presented an update for BYC. Michelle Wetzel was unable to attend due to travel commitments.
 - i) BYC is reapplying for an extension to their Special Use Permit.
 - ii) Amy Miller has been with Howard Brown since 2005 and BYC since 2012. BYC serves homeless youth, ages 12-24. Some changes have occurred in the BYC operations, including:
 - (1) A partnership with Night Ministry – staff is present during walk-in hours.
 - (2) Hours for walk-in have been reduced 6 hours/week. 10 – 2pm Wednesdays, versus 10 to 8 previously.
 - (3) BYC has three (3) University of Chicago School of Social Service Administration (SSA) interns, one in advocacy and another in health education and testing.
 - (4) Over the holidays BYC received many donations of hats, gloves, and coats. Donations will continue to be received at 615 W. Wellington during any open hours.
 - iii) BYC is renewing their lease with Wellington Ave Church of Christ and an extension to their Special Use Permit is being presented/reviewed at the zoning board of appeals on March 18, 2016.
 - iv) David Munar indicated that the Special Use Permit renewal will be for a one year renewal. Michele Wetzel will be filing the Special Use Permit. They are also renewing their lease for 1 year.

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- v) BYC says their current space is not ideal and has been looking at other locations, but cost is also an issue. They were hoping to have some capital funding secured that didn't occur and some of their existing grants were reduced.

3) 3115 – 3123 BROADWAY REDEVELOPMENT – Revised Plans Presentation,
John S. Mengel, JSM Venture, Inc.

- a) Mr. Mengel apologized for the last-minute presentation; the short notice is due to a very short (1 week) due diligence period from the seller.
- b) The project currently houses a 1928 parking garage, Intelligentsia Coffee, Contacts & Specs, Apartment People, Dr. Scott Overholser DDS and European Tailors. The building is comprised of an additional 5-levels of enclosed parking + and exposed roof deck. The deck was once used as parking but now has been roofed over due to leakage issues and is no longer used as parking.
- c) In early October, 2015 JSM had a short due diligence period and got a lot of aspects underway (e.g., met with SELVN, Alderman, surveys), but didn't finalize the unit mix and did not proceed with the transaction.
- d) Current conditions: Nonconforming property zoned B3-2 (with an FAR of 2.2). The existing floor plate is 15,732 = 78,660 SF without roof deck, which equates to an FAR of 5.0. 17,000 SF of commercial tenants are on 1st & a portion of the 2nd floor (Apartment People). The rear of 2nd floor and floors 3 – 6 are dedicated to parking, operated by LAZ Parking. The Lot is irregular with 112' of frontage and most of the site is 150' deep. The northeast corner has notch-out that abuts the adjoining property, creating a courtyard.
- e) In their October plans JSM intended to repurpose the structure, but the floor plate is too large/deep to accommodate residential layouts, which resulted in a 53% loss factor (meaning that for every 100 sq feet that had to be redeveloped; only 47 could be converted into rentable space). These conditions made the economics untenable.
- f) JSM is requesting up-zoning to B3-5 so the project complies with both height and FAR.
- g) Changes from Prior Proposal: JSM has brought in joint venture partner with experience in residential development from Cincinnati, Ohio and has retained a new architect. JSM's goal is to optimize a floorplate, while preserving light and ventilation.
- i) Remove 4th & 5th Floors (20,000 SF) and build 3 new structural floors with 9' ceiling heights. Create more light, less mass and proper light & vent.

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- ii) The new floorplate will be reduced in size to create an opportunity for 'permanent' light, given the set-backs. Develop only the western 60' of the property, bringing the rear lot line almost 90' from the residential buildings to the east.
- iii) Alderman has requested a more consistent retail façade.
- iv) A comparison was provided between existing and current proposal.
 - (1) Zoning of B3-5.
 - (2) Currently 61.75' of existing parapet height; proposing 73.5' (to the bottom of the joist of the ceiling of the top floor). In essence they are adding approximately one floor to the building.
- v) Questions:
 - (1) Concerns were voiced about the "blank" south wall. Could a mural be painted on the wall? The property is built to the property line, so therefore no windows can be constructed in this wall.
 - (2) It is hoped that retail tenants will remain in place during construction.
 - (3) The Lobby Entrance is located immediately north of Apartment People. There will be a single entry and elevator for parking and access to apartment units.
 - (4) Loading: There is no alley access to this property. The only access is from Broadway. Immediately north of the curb-cut is a loading zone. At the center of the building there is an internal common area, but it has a very limited clearance height.
 - (a) Trash dumpsters will have to be rolled out into the street.
 - (b) Only Econo-line Vans would be able to gain access to the internal space.
 - (c) Standard moving vehicles cannot access the second floor because of the height and would not fit into the internal space on the 1st floor. They would have to use the street loading zone.
 - (5) Maureen Martino (Executive Director, Lakeview East Chamber of Commerce) was supportive of the development.

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- (6) Existing structure has a 9' slab to slab dimension, but is a waffle slab construction, which means the bottom of the beam is about 12", which leaves a clear height of only 8'. This is not a reasonable structure for residential use.
- (7) A single elevator will be used for both freight and parking.
- (8) JSM is projecting \$2.20/SF rents.
- (9) 5 Affordable Residential Units will be onsite "AOR". The affordable requirement is 10%.
- (10) There are 2 stairwells on the north & south ends.
- (11) The project is planned for rental units, not condos.

4) 44th WARD Update – Alderman Tom Tunney

- a) Julie Levar is sick, so Jan Sumrall gave the update.
 - i) 804 Oakdale shooting: A 55 year old male was shot by a 67 year old acquaintance mid-day. The shooter remained on the scene. The shooter had a concealed carry license.
 - ii) Lincoln Park Shots fired on the roof of a Diversey/LSD high-rise. One of the shooters is in custody.
 - iii) Mariano's Loading Dock Reworking. Mariano's is still scheduled to open in late June/early July and has reported nothing to the Alderman's office about any changes to the loading dock (contrary to what Jan had heard mentioned as a possibility). Alderman Tunney said he would have a member of his office follow up with the developer.
 - iv) Bank of America space on Diversey –the owner is recladding the 1-story façade and preparing the space for re-leasing.
 - v) The former Walgreen's site has an existing PD for a 6 to 7 story addition with first 2 floors of commercial. BJB intends to go in for permits "soon". PD was approved approximately 6.5 years ago. PD's last for 7 years. Alderman Tunney intends to have them at SELVN's March meeting. Previous plans are posted on the Alderman's website.

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vi) 601 Diversey passed plan commission. They intend to commence demolition in early spring.

vii) Market Place, owned by Lexington Homes is planning on building an 8-story building, but no plans have been submitted at this time.

viii) 508 Diversey (next to Brewster) should be starting in March/April. Maureen Martino & Jan Sumrall stressed that they need to work with Alderman Tunney's office to address the adjacent retailers' concerns.

b) Alderman Tunney gave the following updates in responses to questions:

i) 416 Barry: Presbyterian Home Project. The Alderman has been working since last August/September on retaining the affordable housing, as Presbyterian Homes is getting out of the affordable housing market (including properties at 3801 Pine Gove & Devon/Western). Alderman is working to get the units sold to the CHA to maintain affordable housing for seniors in Lakeview.

ii) When people come for zoning increases with more than 10 units of occupancy, **the Alderman is requiring developers to provide onsite affordable units** (and will not be giving options to buy-out of the affordable requirement). There is a bonus in a Transit Oriented Development "TOD" which provides for a bump in the FAR. The Affordable Requirements Ordinance (or "ARO") mandates the units be in place for 30 years

iii) **CPS update:**

(1) The bond deal from last week @ 8.5% provides funding through the 2016 school year. Contract negotiations are another story. The question still remains on how to open the schools in the fall. The Governor has major disagreements. There are lots of negotiations ensuing on the funding formula, use of TIFs, pensions and charter schools. This is a billion dollar structural problem. The interest payments on the debt alone are crushing.

(2) A committee of Aldermen, including Tunney, is working on improving Amundsen & Lakeview High Schools. They have obtained a \$20M capital infusion into Lakeview High School.

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- (3) CPS has a statutory limit on their annual increase in property taxes. So there are limits to how much money can be gained through that channel.
- (4) Is there a feasible solution to CPS pensions? The funding formula is critical that every district is responsible for its pension contributions. Teachers' contributions to their own pensions will have to be increased. It's not clear how layoffs will be impacted. Governor Rauner wants work rule changes (one if the causes of very high school construction costs). No one wants to strike. The Governor has suggested bankrupting the system & restructuring everything – Ald. Tunney doesn't think the system will go bankrupt, but ...he heard tonight that parents have not been as outraged as might have been expected, or least that was the impression conveyed by some people involved in the negotiations. Also it seems that some tax increases (both corporate & personal state income tax) are likely. The City has to get its fiscal house in order.
- (a) Benefits are 35% to 40% of wages & 80% of the City budget is wages. City budget is \$6B & \$5B for CPS.
- iv) **Roots Pizza** had a problem with the survey that they need to submit due to purchasing the adjacent building. They hope to start construction "very soon". Residents noted that the developer needs to do some site housekeeping.
- v) **Retail Enhancements:** Discussion of Retail enhancements, including curb-side cafes, People Spots, expanding pedestrian street designation from Diversey to Wellington along Clark. This ordinance is a pilot in a very small universe of spots around the City.
- vi) **CUBS:** The office building won't be occupied until 2017. The plaza should be ready by October 2016. Clark Street will be open in 2016. The planned hotel on the McDonald's site will start construction April 1st. Addison Park on Clark project at the SEC Sheffield/Addison will have 3 corners of that intersection Clark/Addison. Cubs are looking at a 100' perimeter that would separate the stadium from the external community buildings – this hasn't been deemed feasible, yet.
- vii) **Surf/Broadway Pedestrian Pedestrian/Auto Fatality:** There are no pedestrian ramps that allow you to cross on that side of the street. It hits at the driveway for the development there. There is no ramp there for a reason. A person was recently killed in an accident when the driver coming out of the

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lot was taking a right out of the ramp. Pedestrians can cross Surf further north, but not from the southeast corner.

viii) **Barry/Broadway @ Mariano's Development:** No easy way for people to cross on the north side of the development, if you are walking south.

5) Representative Feigenholtz' Office, Daniel Egel-Weiss

- a) Public Announcement: The State is no longer sending out renewal reminders for auto license expirations. You can sign up at www.cyberdriveillinois.com for email alerts. Illinois EPA will probably send out reminders for emissions testing, but the State will no longer be mailing these out either.
- b) 3150 LSD has had numerous problems with late deliveries of the US Mail (e.g., 7:45 pm or 8pm). A request was made for continued intervention with the postal service.

6) New Business

- a) New businesses – The old Contacts & Specs space on the west side of Broadway at Briar has been leased to a Chinese restaurant The Wok (from Evanston).
- b) The old 7/Eleven has been leased, but the name of the lessee has not yet been announced, but will be a food venue.

7) Announcements

- a) Refer to items on the table at the back of the room.
- b) Next SELVN general meeting will be March 14, 2016.
- c) Check your membership and renew online at www.selvn.org

8) MEETING ADJOURNMENT

- a) The meeting was adjourned at 8:58PM

Respectfully submitted,
Anne Voshel – Secretary, SELVN