

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
08 August 2016
Second Unitarian Church,
656 West Barry St., Chicago IL

<http://selvn.org/archives>

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

MINUTES

1) WELCOME AND INTRODUCTION, President Jan Sumrall

- a) The August SELVN General Meeting was called to order by President Sumrall at 7:02 pm with 21 current members and 8 non-members in attendance (including 2 members of the Alderman's office).

2) 2854 NORTH ORCHARD – Presentation & Request for Rezoning from R4 to R4.5, Martin Ronan.

- a) The site is 30' wide X 109' deep with no alley. The developer wants a variance to increase the allowable square footage to be built on the lot.
- b) Mr. Ronan just finished a development at 627 Surf (20' wide & 117' long)
- c) Proposed Project:
 - i) 5,600 SF building, 45' tall to the underside of the ceiling of the top floor and 55' to the top of the roof access.
 - ii) The project will consist of 3 units:
 - (1) Duplex down (4 BR),
 - (2) Simplex middle (2 BR) and
 - (3) Duplex up (2 BR)
 - iii) Basement unit is 6' below grade and will have overhead sewer lines to assure no flooding.
- d) Three (3) off-site parking spots have been purchased in the building to the north. The 3 parking spots will be 'owned' by this building.
- e) Project Design
 - i) All masonry,
 - ii) front balconies &
 - iii) hopefully a roof deck
- f) There is currently a swimming pool and concrete in the existing back yard. The proposed project would eliminate the pool and have a 32' X 30' green space in the back yard.
- g) The variance would expire after 6-months if the project is not constructed.
- h) Zoning Comparison – R-4.5 vs. RT-4:
 - i) R4.5 provides 7' more in height (45' to the ceiling of the top floor + 9' above the roof for rooftop access) and
 - ii) 1,500 SF of additional FAR.

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- i) **The developer was asked about the height of the adjacent building to the north. He guessed that it is about 4' higher, but would have to check.**
 - j) Only the person who purchases the top duplex-up would have the right to access the rooftop.
 - k) The developer doesn't currently own the property and would likely not purchase it if he couldn't receive the up-zoning.
 - l) **SELVN requested a map of surrounding properties, including existing zoning and height.**
 - m) Neighbor Concerns:
 - i) Adjacent neighbors along Burling, behind the proposed project are concerned about the density. It is a precedent to increase the zoning.
 - (1) Due to the lack of an alley, drainage comes into the adjacent lots.
 - (2) Concern was expressed about the additional square footage of impervious area overloading storm sewers and exacerbating flooding conditions.
 - ii) Building to the north was granted up-zoning because they provided additional parking for the neighborhood.
 - iii) Concern was expressed about the possible need for street closures due to deliveries. This street is used to take a left from Diversey to access Clark going northbound.
 - n) The developer has to return to SELVN next month for a vote.
- 3) 44th WARD UPDATE – Chris Jessup, Director of Public Safety and Business and Alderman Tunney – Office of Alderman Tom Tunney**
- a) Former Bank of America Space north side Diversey/Cambridge: A rendering of the proposed façade modifications was circulated.
 - i) These are not final renderings
 - ii) There is no tenant identified and no timeline for the remodel.
 - iii) The homeless issues have been addressed.
 - iv) Chris will forward the construction schedule, when it is provided by the building owner.
 - v) The Alderman acknowledged that the property is unsightly in its current condition.
 - b) Public art projects – The Chamber is considering street art on some buildings.
 - i) Mary Davis suggests that the community get involved in the selection process, particularly if it is public art.
 - ii) Maureen wants to invest in something that might be mobile (i.e., a re-movable canvas).
 - c) Roots is 'in for permit'.
 - i) There are corrections required on the plans.
 - ii) The project has passed zoning.
 - d) The Chamber has been working on doing a permanent extension of the "street seats" along Clark
 - e) 506 W. Diversey:

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- i) Wood fence has come down
- ii) Hope to start construction next week
- iii) 14 month construction schedule
- iv) Delivery of 1st units October 2017
- f) Marketplace on Diversey (43rd Ward)
 - i) Demo is completed, but no new plans have been submitted.
- g) Lincoln Park Plaza
 - i) Did not attend the most recent CCDC meeting.
 - ii) The plans are similar to those presented in the past – nothing new.
- h) Dan Manoli & Alderman Tunney are working with CDOT for a traffic & feasibility study on Clark Street cross walks.
- i) Will parking be allowed on either side of Broadway along the extent of Mariano's?
 - i) Pedestrian Signals will be flashing and have a countdown.
 - ii) The Bus Stop location is being revisited.
 - iii) Ald. Tunney said there is no cross walk at the alley in front of Mariano's; however there have been some curb cuts indicating there may be a cross walk installed.
 - iv) There is no cross walk at Barry
- j) Official Mariano's Opening is scheduled for August 30th
- k) **Will the removed Mailboxes be reinstalled? They are missing from**
 - i) Wellington/Broadway**
 - ii) Surf/Broadway**
 - iii) SWC Belmont/Broadway**
- l) West side of Waterloo improvements – New "No Parking" signs went up today.
- m) Clark/Belmont
 - i) Sports Authority site is looking at a transit oriented development (TOD).
 - (1) There are some shortcomings with the site
 - (2) The property has negatively impacted the appearance of Fletcher Street.
 - (3) Alderman Tunney would be willing to consider some height on Clark (facing Marshalls) with lower profile(s) along Barry & Fletcher.
 - (4) A community dialogue will be encouraged
 - ii) Alderman Tunney has told MB Financial that they need to look at redeveloping that site – probably a Transit-Oriented Development.
- n) Red/Purple Line Modernization:
 - i) Federal monies have been allocated, but needs matching State & Local funds in order to move forward.
 - ii) State voted for a rail TIF in the most recent session
 - (1) This would impact Red Line adjacent properties. The project would
 - (a) extend the line from 95th to 130th Street and
 - (b) straighten out on the north side
 - (2) Increment would go toward transit improvements & education.
- o) Serbian House
 - i) Recently went on the market for sale.
 - ii) The Alderman is working with Preservation Chicago & Landmarks Illinois to landmark the property.

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- iii) There are a group of 10 – 12 orange-rated structures along Barry | Pine Grove | Wellington. There might be some benefits to the property owners (not just liabilities) to creating a landmark district.
- p) CAPS
 - i) There has been a net increase of 42 officers since October 2015.
 - ii) There has been a spike in burglaries and robberies – more so in the entertainment areas.
 - (1) Thursday night/Friday morning. 2 people injured. Both non-life-threatening.
 - (2) Belmont/Racine/Melrose behind the gas station
 - (a) Has survived
 - (b) Knows the assailant
 - (c) It was not a robbery & it was not random (it involved narcotics)
- q) 43rd Ward Lincoln Park around North Pond is being redeveloped
 - i) This is a wish-list from 5 years ago.
 - ii) It was recently discussed on Channel 11 (Chicago Tonight?)
 - iii) It's a grandiose plan, but the Alderman is not aware of a funding mechanism.
 - iv) Alderman will make sure SELVN is kept abreast of developments
- r) What can someone do about a zoning change?
 - i) Call Bennett in the Alderman's office with concerns.
 - ii) If there's a zoning change,
 - (1) Administrative (minor changes) zoning changes are typically discussed with adjacent neighbors
 - (2) Variances are required to provide a public notice to anyone within 250' of the proposed zoning variance.
 - (a) Contact the attorney indicated on the notice and/or the Alderman's office.
 - (b) Zoning Changes are voted on at the neighborhood community meeting (e.g., SELVN).
 - (c) Next, it goes to the Zoning Board of Appeals and then goes in front of the Zoning Committee of the City Council. Opponents can testify at either hearing.
- s) Bacino's
 - i) Bacino's supported the community garden to the west of their restaurant at Diversey near the driving range. This garden is over-subscribed.
 - ii) The Alderman is looking to place another community garden on Fletcher under the L-tracks.
 - iii) **Chris Jessup to confirm Bacino's fall hours of operation.**

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- 4) **Chamber of Commerce:** Don Franklin represents SELVN as a member of the Marketing Committee of the Chamber of Commerce. Let Don know if you have any questions/issues.
- 5) **19th District Communication**
 - a) Policemen do a lot for the community and seniors (National Night Out).
 - b) We're fortunate to have a good group of policemen in the 19th District.
- 6) **Pride Parade – Post Parade meeting Update**
 - a) Most of the SELVN feedback was positive.
 - b) Kudos to law enforcement, including Chicago Police, Sherrif's, State Police, FBI, helicopters.
 - c) Sheffield/Belmont/Halsted was the most affected area.
 - d) Parade will stay in the neighborhood next year.
- 7) **New Business –**
 - a) Jan Sumrall expressed concern over a lack of Tow-Zone parking enforcement
- 8) **Announcements**
 - a) Refer to the back of the agenda
- 9) **MEETING ADJOURNMENT**
 - a) The meeting was adjourned at 8:20 PM.

Respectfully submitted,
Anne Voshel – Secretary, SELVN