

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
13 February 2017
Second Unitarian Church,
656 West Barry St., Chicago IL

<http://selvn.org/archives>

MINUTES

1) WELCOME AND INTRODUCTIONS, President Jan Sumrall

- a) The board members were introduced for the benefit of new members/attendees.
- b) The September SELVN General Meeting was called to order by President Sumrall at 7:01 pm with 17 current members and 10 non-member in attendance.

2) East Lakeview Book, Matt Nickerson

- a) Matt Nickerson has lived in and around Lakeview since 1990. Matt has written a book on the history of East Lakeview, entitled "East Lakeview". It covers east Lakeview from the 1890's – 1990's, identifying the evolution of the neighborhood from the Swedish, Japanese, Boystown, Wrigleyville.
- b) The book will be released March 13th at Amazon, Barnes & Noble and Unabridged Books. There will be a book signing at Unabridged Book Store later in March.

3) MANGAN BUILDERS 623 W. Wellington Up-zoning, John & Bob Mangan:

- a) John and Bob Mangan are brothers in the construction/development business. They do both new construction and renovations and have developed or redeveloped a number of properties in the 44th ward. They purchased the 3 properties on the south side of Lakeview. They demolished the old building at 623 Lakeview last week.
- b) Mangan is hoping to up-zone from RT-4 to RM-5 to construct 4 condominium units. RM-5 would allow larger units. They want the RM-5 to enclose the rear staircase, rather than install a metal, exterior stair, to provide larger units and provide one more story of living area. Both of these elements impact FAR (Floor area ration). Having interior stairs reduces maintenance and noise.
- c) The gray stone at 621 Wellington will be retained and Mangan will rehab the property as luxury rentals.
- d) 623 Wellington:
 - i) Proposed Design:
 - (1) 4 story, 4 unit, solid masonry with limestone details and limestone front stairs. Covered decks are in the rear. Setbacks on the front stairs would assure the front face aligns with adjacent buildings.

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- (2) There are 4 total units proposed: The first floor is duplexed down to basement; There is one unit/floor on floors 2, 3 & 4.
 - (3) 46'-10" elevation, similar to buildings on the north side of Wellington and the rooftop of 621 Wellington (to the east).
 - (4) Mangan is requesting no modifications to side or rear yard setbacks or any parking variance (they will provide 1 parking stall/unit).
 - (5) This is an oversized lot at 36.5' wide (typical City lot is 25' wide).
 - (6) The average unit is size is 2,000 SF, with 3 bedrooms and 2 baths.
- e) Mary Knoblach asked if the City had eliminated the ability for condominiums to exist below a certain number of units. Mangan said there was no minimum number of units required for condominium ownership.
- f) John Rafkin clarified that RT-4 would only allow 38' in height. Mangan is requesting a 9'-2" increase in height, to enable 1 additional floor/unit. Rafkin stated that the properties on the south side of Wellington were down-zoned to RT-4 about 20 years ago with the understanding that only the north side of Wellington to be RM-5. Rafkin believes the increased height affects the streetscape. Rafkin is not concerned about density, but rather the height.
- i) John Mangan noted that the area was down-zoned 10 years ago. The majority of buildings surrounding this property are RM-5. Mangan understands the up-zoning could only be achieved if the builders work with the community to assure the community's needs are integrated into the development. Rafkin does not agree that the downzoning was established for the purpose of community negotiations. It was Rafkin's understanding that the south side of Wellington would remain at a lower density.
- g) Residents of the single-family home to the west asked about the difference in density between RT-4 and RM-5: RT-4 is a FAR of 1.2; RM-5 allows a FAR of 2.0. Mangan is requesting 1.745 FAR. They noted that the rendering doesn't appropriately reflect the side yard of the east side of their home. They object to the loss of light.
- h) Mike Demitriou believes it's 1 floor too tall. There doesn't seem to be a compelling reason to chop away at the existing zoning code. Mike acknowledges however that there is a shortage of this type of product in SE Lakeview.
- i) Mangan says the up-zoning allows them to provide a higher level of finishes.
 - ii) RM-4.5 height is 47'.
- i) It appeared the community would be willing to up-zone for the enclosure of the back stairwell only.

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- i) Brick color is negotiable.
- ii) Mangan proposed a 2' setback on the top floor and lowering the parapet to the top of the third floor. Rafkin doesn't believe 2' is enough of a setback to make a difference from the street.
- iii) Garage Clearance: City code is 15' in height. No side yard setback is required for garages.
- iv) The resident 3 doors west likes the development as presented.
- v) A vote is never the same night as the presentation. Mangan Builders will bring back some different options next month.
- vi) The Alderman stated he is "listening to the community" this evening. The Alderman noted there is a **Type I Zoning that allows a specific set of plans to be tied to the up-zoning.**

4) 44th WARD UPDATE – Alderman Tom Tunney from the Office of Alderman Tom Tunney

- i) Preservation efforts in East Lakeview: This initiative is a result of the threat to the Serbian Museum (which is zoned R-5). The building was deemed landmark worthy by the City; as a result, the owners withdrew the demo permit. The Alderman thought there were more properties in east Lakeview that should be considered as landmarks district, with low density and single family landmark district in SE Lakeview.
 - ii) Proposed Boundaries: Diversey, Belmont, Broadway and Sheridan: approximately 30 properties were identified for a larger landmark district. There will be a meeting on February 28th at Pine Grove and Barry. John Rafkin will represent SELVN.
 - iii) In the interim the Serbians applied for another demo permit. The Alderman plans to landmark the Museum as an individual landmark to stop demolition.
 - iv) There are no other landmarks districts under consideration at this time in the 44th Ward.
 - v) 833 Aldine at Dayton is currently being considered as an individual landmark in the 44th Ward.
 - vi) West of Racine, the density is decreasing (more single family homes)
 - vii) New development is kind of slow right now.
- b) Original Pancake House has signed a lease at the old Panera site.

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- c) Roots development is on hold. If they don't get into the ground in the very near future (i.e., at the March meeting), the Alderman is ready to downzone back to its prior B-3.2 zoning. The developer asked for an additional floor and the alderman responded "no". The developer then asked for further parking reduction.
 - i) How do we get the lot to be maintained?

5) NEW BUSINESS – None

6) ANNOUNCEMENTS

- a) In order to vote, you must be a member at least 2 weeks in advance of the meeting.
- b) Next meeting will be March 13, 2017.

7) MEETING ADJOURNMENT

- a) The meeting was adjourned at 8:40 PM.

Respectfully submitted,
Anne Voshel – Secretary, SELVN

Board Meeting Options: Wednesday 2/22; Wed 3/1 or 3/8

Circulate Board Meeting Minutes to everyone.

Take Back Lakeview website. Elaine Osgood – invite her to a general meeting.

Park District presentation

Congressman, sometime after Trump has gotten in

Bridgett Gaynor from Cook County Board Commissioner

Landmarks Commission

Crime in Wrigleyville and Lakeview