

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**10 April 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 7:05 pm with 23 current members and 6 non-member in attendance.

**2) Introduction – Michael LaPietra – Regional Property Manager – DDR Corp – 3030 North Broadway**

- a) Mariano's does not own the property at 3030 N. Broadway. DDR Corp. is the new owner and Michael LaPietra manages the property for DDR.
- b) DDR acquired the property in January 2017.
  - i) X-Sport opened in January 2017
  - ii) DDR has 24/7 security patrols on the site and garage interior.
  - iii) Opened Waterloo pocket park last week from 8am – 8pm daily. The park gate automatically locks at 8pm.
- c) Waterloo townhome light spill-over. There will be a discussion with the affect unit owner(s) after this meeting with Mr. LaPietra and Chris Jessup.
- d) Employees may park only in the 22 stalls on the 1<sup>st</sup> level. Customers only are allowed to park on 3 & 4, which is more convenient for elevator access.
- e) Alderman's office to look into whether taxi's only could park in the 'no stopping / no parking' area. Chris Jessup to look into the sign options.**

**3) 623 West Wellington Up-Zone Request – Vote – John Mangan – Mangan Builders**

- a) Some concessions were agreed to between the builders and adjacent neighbors to the west. Those items include:
  - i) The top floor was pushed back 11' from the front of the building. The main front façade aligns with the adjacent property to the east.

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- ii) The only deck will be the front deck out directly to the north on the top floor. No decks will be placed on top of the highest roof.
  - iii) The building would be 6' taller starting at the 11' setback and south through the enclosed staircases.
  - iv) Same face brick on fronts and sides, although the size will be larger on the west façade.
  - v) 4 parking spaces.
  - vi) Windows are aligned to minimize visible to neighbor. Bath windows would be frosted.
  - vii) 4'-6" setback from west property line.
  - viii) Utilizing limestone for all
- b) Maximum building height 46'-10" which is measured to the height to bottom of the roof truss. Includes a 1' roof parapet. The height to the top of the parapet is 50'.
- c) Schedule 3 – 4 months with construction starting this fall and
- d) Zoning put in place a number of years ago was R-4. Concern was expressed for precedence.
- i) They are agreeing us to approve brick and exterior finishes.
- e) Motion by Jan Sumrall: This motion would permit the up-zoning from RM 4.0 to RM 4.5. Once the project is approved and completed, it would be downzoned back to 4.0. op floor will be recessed q11' from the front of the building. The highest level of the building will be 50' above grade and 44' above grade for the ... Exterior stairway will be enclosed. will be modular sized brick – masonry on side will have a larger size. Brick colors will not be as dark as depicted on prior renderings. Architectural finishes will be a natural Indiana limestone.
- i) The building will be located at least 4 ½' from the west property line of 623 West Wellington.
  - ii) The top floor of the building will be recessed 11' from the front wall of the building, as depicted on the attached drawing.
  - iii) With respect to item 2, the highest level of the building will be 50' from grade, and the recessed portion will be 44' from grade, as also depicted on the attached drawing.
  - iv) The exterior stairway in the rear of the building will be enclosed (as also depicted on the attached drawing).
  - v) The masonry for the front of the building will be modular-sized brick, which is smaller brick, and will be individually laid.

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- vi) Mangan Builders is requesting that the masonry on the side be bigger than the brick in front, with the mortar dyed to blend the brick colors to give a more uniform look.
  - vii) The brick colors would not be as dark as depicted on the prior renderings Mangan Builders have presented. Mangan Builders provided photos to the owner of the property adjacent to the west side of the building of other projects using brick colors of lighter colors.
  - viii) The architectural finishes and detail on the exteriors would be limestone or a limestone color.
  - ix) Mangan agreed to plant trees on the property adjacent to the west side of the building to further block the solid brick wall on the west of 623 West Wellington.
- f)
- i) York seconded the motion.
  - ii) 9 in favor
  - iii) 10 opposed
- g) What assurances do the neighbors have that the modifications are implemented. This is a level 1 zoning approval.
- h) The project is very nice, but somethings just don't fit where they are being proposed. Neighbors noted that the height of the building will be the same as-of-right.

**4) Lake View Citizen's Council Update – York Chan**

- a) LVCC is the umbrella parent organization for the 11 Lakeview neighborhood groups, from Diversey to Irving Park and Lake to Ravenswood with 4 aldermanic wards.
- b) There is new energy with a newly voted-in Board of Directors.
  - i) New subcommittees are being formed.
- c) Focusing on safety, education, a master plan and transportation. If anyone is interested, feel free to contact York Chan. The meetings held on the first Thursday of the even months at the police district. Refer to agenda for dates (next is June 1<sup>st</sup>).

**5) 44<sup>th</sup> Ward Update –Chris Jessup, Director of Public Safety and Business – Office of Alderman Tom Tunney**

- a) Michael and Chris are going to meet with Dirk and Alex at their home after this meeting.
- b) Concerns of the loss of retail along Broadway. There are a number of businesses opening over the next few months. There will be a French bakery closer to Belmont. There is another business opening across from Dry Hop. Pancake House will have a soft opening the first week of May.

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- c) There is a new salon that already exists going into the old X-Sport sales center.
- d) Old Bucca de Beppo site:
  - i) New fencing is being installed.
  - ii) The Alderman has introduced down zoning of the property.
- e) Former 7-eleven is out to BMO Harris. That will require a special use. Maureen is not in favor of a bank either.
- f) Police Officer Staffing Since November 2015.
  - i) 333 officers in November 2015; 391 officers now.
- g) Maureen's team has now taken over Central Lakeview Neighbors. They are funding security increases as of St. Patrick's Day (Belmont near Red Line) They will wear black security vests. It is all private. At least 1 will be an off-duty police officer. 2 community groups have now invested in private security. Tunney is connecting 3 SSA's, 2 community groups, the bar groups and hospital security personnel.
- h) Street cleaning started last week.
- i) Today is opening day. There were a lot of police nearby. There were very large crowds surrounding Wrigley Field.
- j) Diversey Development Updates
  - i) Nothing on the 43<sup>rd</sup> ward side.
  - ii) Jan Sumrall received 2 letters regarding the Market Place in today's mail. There is no modification in zoning.
    - (1) Diversey Building
      - (a) Mixed use
      - (b) 3,500 SF ground floor retail
      - (c) 37 parking on grade
      - (d) 30 DU above ground floor
      - (e) Height 74'
    - (2) Hamden Court Building

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- (a) 27 off street parking on grade accessed from alley
- (b) 18 DU's above ground floor
- (c) 78' tall.
- iii) Former BofA space: There is a national day care looking at finalizing a deal on the space. They would take the entire building if they close the deal. There will be a designated drop-off loading zone. The size of the zone is based on the # of children serviced.
- iv) Former Walgreens is supposed to go in for permits in June.
- v) Serbian Museum withdrew their demo permit. Alderman is back working with Landmarks to have a small district.
- vi) Center on Halsted: There was a domestic violence call on the 2<sup>nd</sup> floor. COH didn't allow the police into the building.
  - (1) COO & Director of Facilities and 2 alderman to address concerns that occurred 3 – 4 weeks ago. They have a revised security program they will be implementing. In their revised security plan, COH will have an obligation for them to show up in court. They have added a 2<sup>nd</sup> security officer (3 total): upstairs, Whole Foods, and lobby and building exterior.
  - (2) Yesterday there was another domestic dispute and the victim refused to file a complaint against the offender.

**6) New Business**

- a) None.

**7) Announcements**

- a) Happy birthday to Abe!

**8) ANNOUNCEMENTS**

- a) Next meeting will be May 8, 2017.

**9) MEETING ADJOURNMENT at 8:03 PM.**

Respectfully submitted,  
Anne Voshel – Secretary, SELVN