

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
September 10, 2018
Second Unitarian Church,
656 West Barry St., Chicago IL

Minutes at selvn.org

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 7:10 p.m. with 18 current members and 8 non-members in attendance.

2) GENERAL UPDATE – Jan Sumrall.

- a) 538 West Diversey (the old Bank of America Site). As a follow-up to the parking questions raised at the August Meeting, the daycare center is required to have a loading zone. The daycare center will also have onsite parking at the rear of the building.
- b) Pokémon Event (July 14 and July 15). As a follow-up to the restoration questions raised at the August Meeting, the patches to the area where the mulch was put down will be done in Spring 2019. The mulch will be left in place to control flooding in the park.
- c) 3100 North Sheridan – Cave-in of Communication Manhole Cover. As a follow-up to the utility questions raised at the August Meeting, Verizon did some underground work restoration. The work was stopped so that Comcast and RCN could complete its work. Dan Manoli of Alderman Tunney's Office is working with Verizon, Comcast and RCN to coordinate all work prior to resurfacing the street.
- d) 2922 North Clark - (Real Estate Office). All of the windows were covered with signage which is in violation of the local sign regulations. Since the real estate office closed and removed all of its signage, this is no longer an issue.
- e) TJ Maxx (2840 North Broadway). TJ Maxx is moving to the new building at the corner of Clark and Diversey at the end of the month. Chris Jessup from Alderman Tunney's Office has been talking to Maureen Martino of the Lakeview East Chamber of Commerce regarding the lease of the space. There is a restrictive covenant recorded on the property that restricts Wal-Mart (or any of its affiliates) to expand its space in the building to more than 33,395 square feet.
- f) 3028 Lake Shore Drive House. As a follow-up to recent inquiries, the Park District is reviewing the process by which the owner of the property received permits to landscape the area in front of the house and install a walkway from the house to the sidewalk which is Park District property. Alderman Tunney's Office is following up on the status which is currently in the Park District's ballpark.

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- g) Lincoln Park Plaza - 554-628 West Diversey (Old Walgreen's Site). Construction is scheduled to start on September 28, 2018 with a completion date of October 13, 2019.
- h) Sewer Main Replacement - Burling - from Diversey to 2903/2904 North Burling. Scheduled to begin in late October, with completion in late November (weather and equipment permitting). Street resurfacing is expected in Spring 2019.
- i) Sewer Main Replacement - Halsted from Diversey to Burling. Scheduled to begin in late October, with completion in late November (weather and equipment permitting). Street resurfacing is expected in Spring 2019.
- j) ADA Corner Ramps. ADA corner ramps will be replaced along Clark Street between Diversey and Addison beginning in September. The replacements are being done to bring the ramps up to current ADA standards.
- k) Post-Season Baseball. Please check the 44th Ward website and the 44th Ward Newsletter for updates as to times, dates, restrictions or changes in parking and street closures.
- l) Chicago Marathon. The Chicago Marathon will be Sunday, October 7, 2018. Other than a route change north of Addison along Sheridan, the route will remain the same. Race information and the route is posted on the 44th Ward Website and in the 44th Ward Newsletter.
- m) Advocate Hospital. The Heart Institute Professional Building at Clark and Halsted (the old SportMart store) has opened.
- n) Dunlays (2600 North Clark Street). Dunlays will be closing in September. The owner of the building is not renewing the lease.
- o) Tax Appeal Event. How to Appeal Your Property Tax Assessment Event, hosted by Board of Review Commissioner Mike Cabonargi and Alderman Tunney, Thursday, September 13, 6:00 p.m. at Agassiz Elementary School, 2851 North Seminary.
- p) 19th Police District Twitter Account. The 19th Police District has a Twitter account. Daily postings include alerts, general activities and events.
- q) Alderman Tunney Newsletter. Alderman Tunney's Office circulates a weekly newsletter every Thursday. The newsletter includes general updates, alerts and events. You can subscribe to the newsletter by signing up through Alderman Tunney's website.

3) GUEST SPEAKER – BRIDGET GAINER, COOK COUNTY COMMISSIONER, 10TH DISTRICT.

- a) Commissioner Gainer's Office is available to assist home owners with their property tax appeal. Their assistance includes helping to fill out the paperwork and attending the appeal hearing either with the homeowner or on behalf of the homeowner. A

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homeowner may reach out for assistance either by telephone (312-603-4210) or in person at Commissioner Gainer's Office. Marty Malone, Director of External Affairs, from Commissioner Gainer's Office, will be available after the meeting to answer any questions. A representative from Commissioner Gainer's Office will be at the How to Appeal Your Property Tax Assessment Event on September 13.

- b) The 5.2 billion county budget will be voted on in October. The expectation is that there will be no increase in taxes.
- c) Please contact Commission Gainer's Office for passes to Brookfield Zoo and passes to museums.
- d) A resident asked if Commission Gainer will enter the mayoral race. The answer was no.
- e) Bob Clarke asked about the policy that was put in place several years ago that allowed owners of commercial property to apply for a tax reduction because the property was vacant. Commissioner Gainer responded that the policy was put in place during a real estate turn down to help owners of commercial property whose property was vacant because they could not rent their property. Repealing the policy has been brought up from time to time, but nothing has been changed. In order for an owner of commercial property to appeal the taxes, the owner must go before the Board of Review of the Assessor's Office and show how they are marketing the property. However, a resident may contest someone's vacancy (i.e., intentionally leaving the property vacant) through the same process.

4) 44th WARD UPDATE – Alderman Tom Tunney.

- a) "Soda Tax" Repeal. Alderman Tunney thanked Commissioner Gainer for casting the final vote that repealed the soda tax.
- b) Landmark District Neighborhood Update. The East Lake View Multiple Property District – Preliminary Summary of Information prepared by Matt Wicklund (the "Summary") will be hand delivered to each single-family homeowner and to each owner of the two/three flats that are being considered for landmark designation in the next two or three weeks by the Alderman's Office. In addition, the Summary will be posted on the SELVN website. The law requires that a majority of owners must approve of the landmarking of the proposed area. Alderman Tunney noted that in the sixties the character of the neighborhood changed drastically because many of the beautiful homes and two and three flats were torn down to make way for affordable housing four plus one apartment buildings. Alderman Tunney's goal is to put in place a landmarking area in SELVN by following the process that was done in Wicker Park (i.e., non-contiguous landmarking). The Landmark District conversations will continue with Alderman Tunney and the community. Details will continue to follow.
- c) Turf Field for Soccer and Football. Alderman Tunney mentioned that the Park District and the Board of Education are working together on a turf field for soccer and football at the area east of the driving range for use by Lincoln Park High School and the public. Alderman Tunney felt that

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the dialogue with the community on this project is important and Alderman Tunney wants a representative of the Park District to come before SELVN. It was agreed that the Park District should come sooner rather than later before the project gets too far along. Alderman Tunney's Office will reach out to the Park District to get the ball rolling and have someone from the Park District well versed with the project attend the next SELVN Meeting (October 8).

- d) Merlo Library on Belmont Renovation. The Merlo Library will be undergoing a 5 Million Dollar renovation. There will be presentation of the proposed renovation at a public meeting. There will be no temporary location of the Merlo Library during the renovation. Residents will have to use the other nearby public libraries.
- e) Public Gardens. The public gardens planted in the area have taken off and have been well received by the neighborhood. The public gardens are all being well maintained and thriving.
- f) Zoning. Bob Clarke asked about the overall zoning in the area. There was a concern that some of the commercial areas would be re-zoned to residential. Alderman Tunney responded that Lakeview has the lowest commercial vacancy rate. There has been an effort to keep a thriving retail community. There will be an ongoing effort to look at the best retail areas to remain as retail areas and not re-zone to residential.
- g) Underpass Murals. Ron Sherman expressed concern about the mural artwork on underpasses being painted over by Streets and Sanitation. Alderman Tunney responded that all of the murals painted on public property will be registered so that murals are not accidentally painted over by Streets and Sanitation. The local SAA continues to support the arts in the community.
- h) Re-Define Lake Shore Drive Project. The Project is massive and will have a large impact on the area. There are current proposals that will impact Montrose, Addison, Belmont and Diversey. Alderman Tunney is aware of and has congestion and safety concerns as a result of the Project. Public meetings about the Project are ongoing and Alderman Tunney attends all of the meetings.
- i) Bus Stops. A resident asked Alderman Tunney why there were so many bus stops on Sheridan Road. Alderman Tunney responded that Sheridan Road is a heavy bus route and the number of bus stops reflects the number of bus stops needed to accommodate the large number of riders. Alderman Tunney was going to look into the spacing of the bus stops.
- j) The AIDS Garden. Ground breaking is anticipated to begin early 2019. A public statement regarding the AIDS Garden Chicago is anticipated to be made soon.

5) NEW BUSINESS – None.

6) ANNOUNCEMENTS.

- a) None.
- b) Next meeting will be Monday, October 8, 2018.

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7) MEETING ADJOURNMENT.

- a) The meeting was adjourned at 8:20 PM.

Respectfully submitted,
Jan Sumrall – President, SELVN