

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
July 12, 2021
Second Unitarian Church,
656 West Barry Street, Chicago, IL

SELVN Meeting Minutes at selvn.org

MINUTES

1) WELCOME AND INTRODUCTIONS, President Jan Sumrall.

- a) The meeting was a **virtual** meeting. Board members were introduced for the benefit of new members/attendees.
- b) The July SELVN General Meeting was called to order by President Sumrall at 7:01 p.m. with 8 board members, 3 guest speakers and 8 members/non-members.

2) GENERAL UPDATE – Jan Sumrall.

- a) J.Crew Outlet Store – 662 West Diversey. The J.Crew Outlet Store opened last month.
- b) Standup Burger – 614 West Diversey. Standup Burger opened last month.
- c) Crepe Twist – 545 West Diversey. Crepe Twist is under construction and opening soon.
- d) Storefronts. Several of the storefronts on Broadway and Clark appear to show signs of work in the spaces.
- e) National Night Out. The 19th Police District National Night Out is August 3, 2021, from 5:00 p.m. to 7:00 p.m. at Welles Park, 2333 West Sunnyside. This is an event for families with food, face painting, a magic show, giveaways and a raffle.
- f) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities and events.
- g) Chicago Alternative Policing (CAPS). Officer David Diaz is available to come to a resident's home, rental and/or condominium building or commercial business to provide a security assessment and safety tips. Office Diaz can be reached at david.diaz@chicagopolice.org.
- h) Lakeview East Chamber of Commerce. The website includes general information regarding events, local specials, restaurants and stores that are open, as well as suggestions to help local businesses. The website is www.lakevieweast.com
- i) Alderman Tunney Newsletter. Alderman Tunney's Office circulates a weekly newsletter every Thursday. The newsletter includes general updates, alerts and events (i.e., neighborhood events, construction updates, donation drives, etc.). You can subscribe to the newsletter by signing up through Alderman Tunney's website.

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- j) Re-Define Lake Shore Drive. See below, 44th Ward Update. All of the particulars of the Project, including exhibits, are posted on www.northlakeshoredrive.org. In addition, there is a link on the website to sign up for the newsletter.
- k) Construction Updates. See below, 44th Ward Update.

3) HALSTED – PILOT PROGRAM DISCUSSION – Alderman Tom Tunney.

- a) The pilot program previously presented by Alderman Tunney was for the change of B2 zoning for the area covering the east side of Diversey Parkway to Oakdale to permit commercial space to be used for residential use, including live/work units. Alderman Tunney said that the vacancy rate on ground floor commercial space was an issue before Covid.
- b) There was a general discussion regarding the pros and cons of the proposed change to B2 zoning. It was noted that general services do not pay sales taxes. It was also noted that this issue was brought up several years ago, and the general opinion at that time was that ground floor commercial space remain commercial space, not residential space.
- c) Bob Clarke noted that the landlords should be able to adjust the rents to attract commercial tenants. The former Erwins location waited for the right opportunity for a commercial tenant.
- d) Julie Pesch said that the young people in her building do not shop in stores but mostly order online. Julie said it was a good idea to allow the commercial space to be used for residential use and not left vacant.
- e) York Chan said that if the change to residential use was long term, it would be hard to change it back to commercial use. York also said that the west side of Halsted by Wolfram and George seemed to be doing ok as commercial space.

4) CHICAGO PARK DISTRICT – PROPOSED TURF FIELD (THE “TURF FIELD”) FOR SOCCER, LACROSSE AND FOOTBALL (EAST OF THE DRIVING RANGE) UPDATE – Jessica Papp - Alderman Tom Tunney’s Office.

- a) At the last Selvn Meeting, several questions were raised regarding the Turf Field. As a result, Jessica Papp reached out to the Park District to obtain some definitive answers regarding bleachers, lights, and drainage. Below are the responses from the Park District.
- b) “Construction has not stopped on the drainage project. We have completed construction and are currently in the “grow-in” phase for the plantings that occurred with the project. There is no construction to resume.”
- c) “The drainage project occurred at the same time as the artificial turf field project. To address the drainage, we installed 200 feet of sewer piping and 1,500 feet of underdrain

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pipng as well as provided storage areas underneath the new artificial turf field, within bio-infiltration swales and also within the new natural area in the park to the north of the artificial turf field.”

- d) “There is a new High-Water Line that was established to fall within the natural area (defined by the split rail fence on-site), when periods of significant rainfall occur, this area will temporarily fill with water during the peak storm flow. With the intense rainfall over the past two weeks, the drainage behaved as we anticipated in the design. The runoff from all the rainfall went into the natural area for a temporary period until it could infiltrate into the ground or go back into the piped storm system. As previous responses to the inquiry stated, we expect once the plants in the natural area have fully established, the infiltration rate will be much higher than observed during this storm period.”
 - e) Regarding the park bleachers, Jessica provided the following additional information: “The initial plan dated January 18, 2019, shows two bleachers, which each seat 20 people.”
 - f) Regarding the park lights around the turf field, Jessica provided the following additional information: “The shields and filters are in the process of being manufactured. Once complete and shipped, they will take approximately three days to install, and we will work with neighbors in the neighboring buildings to ensure the lights are aimed out (eastern)/down. Over the 4th of July holiday weekend, the Park District had to put the lights on for public safety concerns. Other fields had experienced damage (one in excess of \$250,000) due to people using the fields as launching pads for fireworks. Luckily, this field avoided such damage due to the lights. In the future, with the shields and filters, the glare should not occur, if the field needs to be lit for public safety reasons. We will also work with the park to request only the eastern facing lights are lit.”
 - g) Regarding the park storm water area, Jessica provided the following additional information: “While it seems like there is less usable space, this area completely flooded all the time which made it pretty unusable. The natural area plantings in addition to the detention area and storm water solution under the property are all in place to help filter water and stop flooding. During the earliest community meetings, it was pointed out that there is a very high-water table here (in some areas less than an inch under the soil, before the water table was hit), so all of those solutions are necessary to help deal with the flooding situation. Additionally, this area is still undergoing landscaping; the plants and trees need the opportunity to take root and grow, to absorb the water and essentially do their job.”
- 5) 44th WARD UPDATE – Alderman Tom Tunney/Calvin Cottrell - Alderman Tom Tunney’s Office.**
- a) Surf/Broadway. A crosswalk will be installed at Surf and Broadway. The intent is to install some type of signage as well.

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- b) Park Entry Safety Concerns. Don Franklin mentioned that about 20 feet from the entry to the Park at inner Lake Shore Drive and Diversey, cars are racing through the area. This is unsafe for pedestrians. This is Park District property. York Chan mentioned that possibly a “Pedestrian Crossing” sign or a raised crosswalk could be installed to address the safety issue.
- c) Night Ministry. Ted from the Night Ministry gave a general update on their work with the homeless. The Night Ministry is helping the homeless through its various programs, including via the Health Outreach Bus.
- d) Updates. Calvin Cottrell provided general public safety updates and construction updates.
- e) General and Construction Updates. See Alderman Tunney’s Weekly Newsletter for additional general updates, events, construction updates and street cleaning, etc., in the area.

6) REPRESENTATIVE MARGARET CROKE UPDATE – Representative Croke and Jessica Lach, Chief of Staff, Office of Representative Croke.

- a) While we are experiencing the lowest rates of COVID cases, we are still encouraging those that are not vaccinated to get vaccinated.
- b) The budget was passed last month, and the State’s bond status was upgraded.
- c) Representative Croke is working on funding for small businesses and the childcare assistance program.
- d) If anyone needs assistance or help, they can reach out to Representative Croke and her staff at info@repcroke.com.

1) NEW BUSINESS.

- a) None.

2) ANNOUNCEMENTS.

- a) Next meeting will be Monday, August 9, 2021, at 7:00 p.m.
- b) Next CAPS Meeting will be a virtual meeting on Monday, August 9, 2021, at 6:30 p.m.

3) MEETING ADJOURNMENT.

- a) The meeting adjourned at 8:11 p.m.

Respectfully submitted,
Jan Sumrall – President, SELVN