

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**11 July 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 July SELVN General Meeting was called to order by President Sumrall at 7:05 pm with 16 current members and 4 non-members in attendance.

### 2) 3115 – 3123 BROADWAY REDEVELOPMENT – Vote on Revised Plans

**Presented at June 13, 2016 Meeting,** John Mengel (co-manager) and Charlie Mengel – JSM Venture, Inc.

- a) This is 5th time this development team has appeared before SELVN. They are asking for a vote this evening.
- b) Previous modifications that have been made to the design include:
  - i) Trash compactor
  - ii) Internal Circulation/loading/pedestrian crossing
  - iii) Streetscape
- c) Mr. Mengel presented a rendering of the Broadway façade from the sidewalk across the street.
  - i) The cornice at the top of the 6<sup>th</sup> floor is 1' lower than the top of the existing parapet.
  - ii) The 7<sup>th</sup> floor has been set back 5' from the façade of the lower 6 floors. With this setback, the 7<sup>th</sup> floor is not a prominent feature of the building.
- d) Bob Clarke:
  - i) Question: The east and west facades appear to be brick – is this the case?  
Answer: No, the Alderman has said he will want to opine on the materials of construction.
  - ii) What happens if they do not build what is shown on the rendering?  
(1) Meg George, zoning attorney noted that they are applying for a Type 1 rezoning. This means the plans are recorded with the rezoning application. It should be noted that the rendering is not included with these documents.
- e) John Rafkin could not be here this evening: The memo he wrote to Alderman Tunney after the last meeting was read. Mr. Rafkin was not in favor of the

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addition of the 7<sup>th</sup> floor, or approval of any development that exceeds the existing height of the building.

- f) John Blackburn: Question: are you still willing to entertain murals on the south elevation? Answer: Yes.
  - i) Mary Knoblach: Question: The antiquated single lane entry to parking can cause a backup for the people for trying to exit or enter the garage. Answer: The building was initially constructed as a valet garage. That design was not a modern design. Only by demolishing the entire building could you modify the entry width, given the structural constraints.
    - (1) It was noted that the developer is reducing the number of parking by a factor of 5 (There are currently 100 active stalls. The proposed development will have 25 tenant parking stalls; 12 stalls for general public parking and a rack for storage of 12 bicycles).
    - (2) The vehicles that can enter the structure will be limited due to the height of the ceiling.
    - (3) There is currently a loading zone on the street.
- g) Mike Demetriou spoke in support of the project, reiterating that there will be fewer cars in the structure in the future. In addition, the building is a far more aesthetically pleasing building.
- h) Question: Can the 250 spaces parking provided at Mariano's be used for the community? Answer: No, the parking at Mariano's is not for public parking.
- i) John Blackburn suggested the developer ask Alderman Tunney to expand the loading zone.
- j) Question: What is the zoning for the rest of the block? Answer:
  - i) B3-5 across the street.
  - ii) RM-5 to the east
  - iii) B3.2 at Barry
  - iv) Barry Reside Property is a much taller building.Don Franklin believes the lot to the south will also be developed to a greater height.
- k) Richard Eastline spoke in favor of the project.
- l) Anne Voshel presented a motion to approve the project as presented with the understanding there will be an art mural on the south façade and some audible signal will be installed at the egress curb cut. In addition, the up-zoning to B3-5 will be downzoned after construction is completed to B3-2. Seconded by Mike D. 13 in favor; 0 opposed; 0 abstentions.

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- 3) **44<sup>th</sup> WARD UPDATE** – Chris Jessup, Director of Public Safety and Business – Office of Alderman Tom Tunney
- a) Chris Jessup joined Alderman Tunney's office in October 2015.
  - b) Project Updates:
    - i) Roots Pizza – Mr. Jessup did not have a lot of information. They anticipate some activity in early fall. No community garden would be allowed, based on the upcoming construction activity.
    - ii) Mariano's Opening is still slated for August
      - (1) Is the Light Pole in the middle of the sidewalk in front of Mariano's correctly located & if so, why is it not at the curb? There is a ComEd vault directly west of curb. The location of the light poles is OK, per CDOT.
    - iii) Former Bank of America space: There were some homeless people congregating in the store setbacks. The space has been boarded up and painted the same color as the façade. The architects should be sharing new renderings in the next couple of weeks; however there is no confirmed tenant. The intent is to remodel the space – but no major changes.
    - iv) MB Bank is reportedly moving out of the location at Halsted/Belmont/Clark: The building owners are shopping the space, but no new tenant has been identified.
    - v) PNC Bank on Broadway, south of Belmont, will be relocating into the Mariano's structure.
    - vi) Book Store @ SEC Wellington/Clark: While his lease has expired, there is no timeline for the book store's departure. The fire marshal has been there twice since October.
      - (1) Bob Clarke noted that the book store is a wonderful Lakeview institution. People come to that bookstore from around the world. The purveyor should not be viewed as a problem. Mr. Jessup noted that there has been no announcement of his leaving.
    - vii) 3101 Broadway 7-Eleven: Is there any news? None at this time.
  - c) Infrastructure - Dan Manoli is responsible for Ward infrastructure.
    - i) Barry/Briar/Wellington watermain is complete. Currently completing restorations to be completed by late July. Richard Eastline noted that the work has been completed.
    - ii) Street resurfacing has been completed.
    - iii) Cross walks still need to be painted.
    - iv) Traffic signals should be completed by end of July @ Mariano's alley and also at Wellington/Broadway. Liz Cohen asked if that will also include the cross walk signals?
  - d) **Will parking be allowed on either side of Broadway along the extent of Mariano's?**
  - e) **Will there be any changes in the bus stops @ Barry & Wellington (there had been some prior talk of possible consolidation)?**
  - f) Cross walks on Clark near veterinary clinic near Surf – can the pedestrian crossing signs be reinstalled?
    - i) Placards were initially mandated as a result of a new state law requiring drivers to stop for pedestrians in crosswalks – but there is no funding for replacement of the signs – many of which have been driven over and ground into the pavement.

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- ii) Chris Jessup will work on repainting the noted cross walk, however new placards will probably not be installed.
- g) Public Safety
  - i) The Pride Parade had a different atmosphere this year than in the past.
    - (1) The post-parade debriefing meeting with OEMC has not been scheduled yet, but will occur prior to Lalapalooza. Any concerns should be directed to Chris Jessup, who will take all community comments to that meeting.
    - (2) John Blackburn – felt this was the best parade yet from a logistical standpoint:
      - (a) Good use of fencing at roadways
      - (b) Good clean up
      - (c) Reduction of the # of floats helped a lot.
  - ii) North of Fullerton to Addison had a number of armed robberies over the weekend. 2 individuals have been charged as of yesterday. The police district is attempting to link them to other robberies in the area.
  - iii) Mr. Jessup has been working with Jan Sumrall, the Police Superintendent & Police District leadership since October to get additional staff in District 19. The 19<sup>th</sup> District police force has increased its staffing by 45 manned bodies since October.
  - iv) Protection of Construction sites. Bob Clarke noted that alley security in his neighborhood is particularly compromised.
    - (1) The construction sites at 2902 & 2908 N. Burling have had breaches of security in the evenings, which places adjacent properties at risk.
  - v) Alleys – The Alderman’s office has alley numbers (free of charge) for residents; the numbering will assist first responders
  - vi) The Alderman’s office has high-efficiency light bulbs (free of charge) for front/back porches, to assist in security.

**4) New Business - none**

**5) Announcements**

- a) Refer to the back of the agenda
- b) The CAPS meeting will start at 6:30 next month, in advance of the SELVN meeting.

**6) MEETING ADJOURNMENT**

- a) The meeting was adjourned at 8:02 PM.

Respectfully submitted,  
Anne Voshel – Secretary, SELVN