

**SELVN
General Meeting
12 June, 2017**

1. Welcome and introductions

President Jan Sumrall brought the meeting to order at 7:05 PM. There were 15 members and 11 non-members present.

2. Lake View Citizens Council (LVCC)

York Chan and Sumrall attended the last meeting and report that LVCC has formed some new committees:

1. Lakeview Master Plan
2. Crime
3. Education (Chan is on this one)
4. North Lake Shore Drive Task Force, regarding the upcoming LSD re-do.

3. Updates

- There will be a public meeting about plans for North Lake Shore Drive's future on July 12, from 3-7 pm, at DePaul University's Student Center. The public is invited to weigh in on proposed plans; more information is available [here](#).
- Lake View's Festival of the Arts is moving south to Broadway from Belmont to Wellington this year because of unfinished sewer work north of Belmont.
- The Pride Parade is scheduled for June 25 with 150 floats. Parking restrictions, street closings, public transit changes, barricade cross-through's, etc. are detailed at chicagopridecalendar.org and on Alderman Tunney's [website](#).

4. 2941 N. Clark Development

The old Buca di Beppo (*nee* Deni's Den) site is now to become the location for a 12-unit condo building, with retail space intended for a single tenant (restaurant) on the first floor, and with one parking spot per unit.

- Bob Clark inquired about the lack of a basement. The architect (Space Architects) responded that it was not cost-effective to run services for commercial uses to the basement, and easier to put them on the ground floor.
- All parking is indoor, entered from either Oakdale or Wellington. Parking will be set back from the lot line so that entering from the alley is easier. There will be four garage doors on the alley.
- The developer is requesting a rear-yard reduction, otherwise the building adheres to current (B-323) code. The previous (now defunct) project's zoning changes were rescinded by Alderman Tunney when it went back on the market.
- Moving in and out will take place through the back garage entries; there is no loading dock. A resident noted that the alley is currently a nightmare. Alderman Tunney said that the alley would have to remain clear during moving; the architect said that moving trucks would fit into the garage. Tunney said that if this was *not* the case, he would rescind the zoning change.
- The Alderman promised a resident new "Don't Block the Alley" signage.

- The developer (Regency Development) has done projects around the city but not in this ward: on Byron near Southport, in Ukrainian Village, in Oak Park, etc.
- Alderman Tunney requested a limestone exterior and a more attractive storefront than is shown in the sketches.
- A permanent “butt-out” into the street was suggested.
- The restaurant will seat 75-100 inside and 25 outside.
- The building’s fourth floor is set back and clad in dark metal.
- President Sumrall told the developers that as long as changes to this plan are ‘only non-material’ SELVN members can vote on it at the next meeting.

5. Board Resolution: 623 W. Wellington St.

Between the last SELVN meeting and this one, the Board of SELVN wrote and distributed a Resolution to be voted on at this meeting. It was written in response to Mangon Development’s response to the vote taken at the last meeting disapproving Mangon’s plans for 623 Wellington. Mangon had responded to the member vote by threatening to simply tear down the orange-rated building (631 Wellington) if their zoning request was denied.

Tunney explained that there are three properties (non-contiguous) owned by Mangon: one building (623) has already been demolished and the remaining two (631 and 633) are orange-rated (deemed architecturally significant by the City). Tunney stated that the City was not in favor of creating an historic district here, so the building would have to be considered on its own merits.

Bob Clarke explained that after the members rejected the original proposal, the Board, in order to save the 631 building proposed “trading” the survival of the orange-rated buildings for additional bulk for 632.

The developer stated that applying the landmark ‘view from the street’ standard was not acceptable to him. He described the details of the to-be-built building: the third floor is behind the turret, covered with darker slate. The building’s footprint doesn’t change. The rear porch is removed and the third floor doesn’t extend to the end of the property. The porches would be recessed and there would be three parking spaces. The existing masonry walls would be brought up, and the building would be set back about five feet from the front. When asked what would happen if SELVN did not approve this plan, the developer stated that he could tear down both of the orange-rated properties.

The neighbors in the middle of the Mangon properties (Abe and Cheryl Trigor) said that the greystones are beautiful and should be maintained, and that the addition, as recessed, would not be obtrusive to them.

President Sumrall observed that much of this kerfuffle could have been avoided if the developer had simply presented a complete plan four months ago, instead of property by property, at meeting after meeting.

Alderman Tunney proposed that 623 be built according to the plans presented tonight, that 621, 631, and 633 be preserved, that there be a setback at 623 with appropriate landscaping, that 623 be down-zoned after it’s built, and that the 631 addition be consistent with landmarking standards.

Since Alderman Tunney already met with Mangan, and Mangan would not agree to all of the terms of the Resolution as presented, President Sumrall announced that SELVN’s Board would withdraw the Resolution. Withdrawal of the Resolution is based on

Commented [MD1]:
York please link this to the Resolution (posted on the website.)

Commented [MD2]: York – please link to last month’s Minutes

Alderman Tunney's promise that (i) 621 and 631-633 will not be demolished for a period of 15 years and the fronts of the buildings shall be preserved for a period of 15 years (said agreements shall be in recordable form and recorded against the properties); (ii) 621 and 631-633 will remain R-4, (iii) 623 will be up-zoned to R-4.5 and will be built in accordance with the plans and agreements with the Trigos as presented and voted upon at the April 10, 2017 General SELVN Meeting, (iv) once 623 is built, 623 will be down-zoned to R-4; (v) the plans for 621 and 631-633 will be reviewed by the Landmark Commission in order to maintain maximum landmark characteristics for the 621 and 631-633 buildings; and (vi) other than the addition of the recessed porch behind the turret on the third floor and the enclosure of the stairwell, no other variances will be permitted for the 631-633 buildings.

6. Other Business

- Alderman Tunney reminded members that cars must be off of the Pride Parade route by 4 am on Sunday morning. Cleanup begins on Sunday at 8 pm and is finished during the next day.
- The [meeting](#) regarding the North Lake Shore Drive re-do is important; SELVN members should make every effort to attend.
- Work being done in the ward includes Roscoe Street from the Lake to Ashland, on Addison, and Southport, but there's no resurfacing planned within SELVN boundaries.
- The Alderman is working to bring the contractor, NPL Group (new to this kind of work), into compliance on Broadway. It won't be done by mid-September, but will be finished by the October Marathon. "It's been a mess to say the least."
- Nettelhorst School has had exterior renovations done, including a playground and garden space, paid for by a fund paid into by developers.
- The controversial 50-foot tall Chevron sculpture by John Henry that looks like a blue windmill was relocated to the lakefront trail, positioned north of Diversey Harbor on a semi-permanent basis.
- The community garden in Lincoln Park at Diversey has expanded 30%, with perhaps as many as 35 gardens. There's another garden at 935 Fletcher on land leased under the CTA tracks which may eventually be purchased from the CTA.
- Agassiz also has a garden, and is beginning to offer IB prep.
- Bob Clarke asked what the story is with permit expeditors. Alderman Tunney promised to bring a live one in to answer our questions.
- A neighbor related his travails last year when attempting to cross Broadway from the old Walgreens to the new Walgreens, fully two hours before the Pride Parade

began. Alderman Tunney said that there is now a crossing at Surf Street during the Parade.

- Richard Eastline asked about the abandoned Bank of America building on Diversey, and the Alderman said that a Montessori daycare is still in the works.
- Jeff Perkins commented on the eternal construction at Sheridan and Belmont and suggested that the sewer be given a snap-off lid. Tunney remarked that a total redo of Belmont was still to come, to replace ancient water mains.
- Mary Davis asked what the Alderman was planning for the 44th Ward's Year of Public Art projects. (The City is matching menu funds up to \$10,000 for public art installed in each of the 50 wards.) The Alderman said there would be a mural restoration at Belmont and Kenmore, and that a new mural is being planned for the Treasure Island grocery store's wall. Its design is being reviewed by Central Lake View Neighbors, and Jessica in his office is overseeing the community process. Each project is planned to cost \$10,000.
- Alderman Tunney invited suggestions for use of the Ward's Menu Money (\$1.3 million) – things in the SELVN neighborhood that need attention - such as roads, sidewalks, etc. Let him know.
- Inner Lake Shore Drive needs help with its existing Christy Webber plantings; her contract has now expired. The Alderman had hoped that surrounding buildings would step up, but they have not. The Park District takes care of the east side of the street.
- A shining, golden, fully restored Alexander Hamilton statue now faces the 44th Ward; the 43rd Ward now views his golden ass.
- New retail in the area includes 'Bark on Clark' (pet supplies) on Clark St. north of Surf, the Bluebird Café on Clark, a new Kurdish restaurant, 'Gundis' north of Wellington on Clark, and a French bakery coming to the old Melanthious Greek Char House, at 3116 N. Broadway.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,
Mary Davis, Board Member
18 June, 2017