

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
10 July 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 July SELVN General Meeting was called to order by President Sumrall at 7:04 pm with 20 current members and 8 non-member in attendance.
- c) Memberships can be renewed on the SELVN website and paid through PayPal

2) UPDATE – CONGRESSMAN MIKE QUIGLEY, United States Representative, Illinois Fifth District

- a) What can we do to get engaged? Congressman Quigley encouraged us to be active in our own community.
- b) Congressman Quigley's office is "here to serve." Communicate with the Congressman's office well in advance of your trip to DC and he can get his constituents tours of special places within the capitol and White House.
- c) Congressman Quigley is the ranking Democrat on the Appropriations Committee, which funds Transportation and Housing. Congressman Quigley obtained funding for the Red Line renovations.
- d) The Congressman also sits on the House Select Committee on Intelligence
 - i) The Russian investigation is bigger and more sinister than Watergate. It should bother us all regardless of party. It will take longer than you might expect to investigate this fully and come to a resolution.
 - ii) Most of the messaging coming out of DC is directed to middle Americans who flip back and forth between party affiliations.
 - iii) It is complicated, nuanced, textured, with distractions, delaying attempts and elements of obstruction.
 - iv) The Congressman is concerned about how people view others.
 - (1) The Third Way analysis:
 - (a) In the past, with newspapers being the primary source of information, 60% of what we read used to be of opposing views, not just news outlets with opinions that match our own.
 - (b) Today fewer than 10% of people read opinions that they disagree with.
 - (2) At some point we must get people to come back together. How we view one another, regardless of our political opinions, is as important as anything else we do.
- e) Solutions will be difficult; we must get past the toxicity.
- f) The real cost of corruption is the loss of public trust.
- g) Question #1: Will the Appropriations Committee be fostering public/private partnerships? Answer: Quigley hopes there will be an infrastructure project, but private funds will not be enough to get everything done.

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- i) The CTA carries more people in a month than Amtrak does annually on a *national* basis.
- h) Question #2: The Intelligence Committee used to cover international intelligence issues. Is anyone 'watching the store' on broader issues? Answer: The staff at the 17 intelligence agencies aren't affected by the additional issues the Committee is working on. The Intelligence Committee itself meets almost daily. The committee members are just doing more.
 - i) Chicago has had several terrorist threats. There have been 70 serious terror plots since 9/11, the vast majority of which (70%?) have been foiled. This isn't your fathers' or grandfathers' war. Cyber attacks and terrorism are what is being experienced today. 5 years ago, someone placed a very large package near the corner of Clark/Eddy during a Dave Matthews concert. The perpetrator is now in jail. Putin is more likely to launch a cyber-attack than a nuclear attack.
 - ii) Homeland security budgets have been cut since 9/11.
- 3) PRIDE PARADE FEEDBACK**
 - a) Typically, there's a debriefing meeting after the Pride Parade. Provide Jan Sumrall with any comments on the parade and Jan will bring them to that meeting, probably the first week in September.
 - i) Comment: the parade's participants were overwhelmingly corporate and boring; participation by interesting not-for-profits, etc. appeared to be minimal.
- 4) 2941 NORTH CLARK – Shone Citic – revised Plans Vote**
 - a) The back was shrunk down a bit so a moving truck can fit into the parking area.
 - b) As requested by Alderman Tunney, the brick was changed to a darker color to match the metal at the top.
 - c) The developer is working with a pizza restaurant as the possible first floor single tenant.
 - d) **John Rafkin moved to accept plans, Mary Davis seconded the motion. The motion passed with 12 in favor; 1 abstention; 0 against.**
- 5) 3120 NORTH BROADWAY - Presentation - Icon Broadway Partners LLC - Bill Kokalias (Architect), Paul Kolpak (Legal Counsel), Gregory Milsk Acquisitions – Old Bamee Noodle Shop Location**
 - a) Alderman has provided preliminary suggestions on this project.
 - b) This is currently a single story property directly north of the upcoming Maison Marcel French Bakery.
 - c) Current zoning is B3-2. The developer is requesting a change to B2-3 with a Transit Oriented Development "TOD" designation.
 - d) Current zoning:
 - i) Currently zoned for 21 units but now only asking for 19
 - ii) 2,200 - 2,300 SF of 1st floor retail, with one unit in the rear of the 1st floor
 - iii) Could be 65' in height, but are only requesting 44.5'
 - iv) TOD allows a reduced parking requirement
 - v) The site is slightly more than 2,600' from a CTA station
 - vi) They will provide parking for over 25 bicycles
 - e) Requesting a special use to eliminate any parking requirement
 - f) With TOD, residents cannot get a residential parking permit or guest permits in zone 383.
 - g) Rental units

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- i) Rents will range from \$1,450 for a studio to \$2,800 for a 2 Bed Room.
 - ii) There will be 2 affordable units.
 - h) **Question #1: Is the developer acquiring the easement in the rear?** No, they do not own it, and the owner is not willing to sell it. The way the site has been designed they will not need to utilize the rear for any purpose.
 - i) Architect's presentation:
 - 200' deep by 37.5' wide
 - 4 story mixed use
 - 2,300 SF of ground floor commercial space
 - 19 dwelling units, of which 1 is located on the rear of the first floor
 - 6 units per floor on floors 2 – 4
 - 9 studios at 380 SF - 460 SF
 - 3 1-bedroom units
 - 4 2-bedroom units (1,182 SF each)
 - 25 bike parking spots
 - 1 elevator
 - 44.5' high
 - Solid masonry – no split-face block
 - Trash room on 1st floor
 - 3.5' walkway on south side of property so trash can be removed – consistent with how the Bamee restaurant was handling trash
 - Horizontal limestone banding all the way along the front and down the south side to the westernmost end
 - Exterior terraces for front (east) units
 - Security cameras
 - Rental units (not for-sale condos)
 - Not sprinkled
 - j) Timeline: Developers hope to attend the September Zoning Board of Appeals meeting for a zoning change. After the zoning change, the developer will apply for a Special Use for TOD (takes another 90 days). Would get permits in March/April with construction in late spring or early summer, 2018.
 - k) Will be requesting a loading zone along Broadway for trash and move-in's.
- 6) 44th WARD UPDATE** Alderman Tom Tunney
- a) Chris Jessup is ill and Ald. Tunney attended the meeting.
 - b) Ald. Tunney hates to see land stay fallow and supports redevelopment of 3120 N. Broadway.
 - c) Comment: Don Franklin noted the Pride Parade is still too long at 4 hours and alcohol is still a problem
 - d) 3101 Broadway (old 7-Eleven) is in negotiations with BMO Harris
 - i) John Rafkin expressed opposition to allowing another bank, as they don't activate the street or pay sales taxes.
 - ii) Alderman Tunney expects the chamber to be opposed to a bank as well.

7) New Business

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- a) **John Rafkin moved that a variance not be granted to allow BMO Harris, or any other bank, to occupy 3101 N. Broadway.** The motion was seconded by Mary Davis.
 - i) ZBA Meeting is next Friday is at 2PM at 121 N LaSalle Room 200
(1) The motion passed unanimously with 9 In favor; 0 Opposed; 0 Abstentions
- b) Crosswalk signage was requested at Clark/Orchard
- c) The Real Estate office at the SWC of Clark/Oakdale has 100% window with their signage. Is this allowed?
- d) What can be done at the Mariano's entry/exit lanes? People do not understand they are crossing a street.
 - i) The Alderman's office has a task force on Street Safety – Surf/Broadway
 - ii) Can a flashing red light be placed on the Starbucks and Mariano's walls?
- e) Opposite Chase bank on Clark. Shared office space had 2 **VERY** noisy events at their roof deck over July 4th weekend. Alderman's office is very aware this occurred. You should call 911 if you hear excessive noise.
- f) North Lake Shore Drive task force will be holding a July 12 meeting.
- g) Old Sports Authority Site: Advocate is placing an outpatient center with primary care specialists and cardiology. Will add additional lighting along Fletcher. 115 parking stalls. 15-year lease. Will add green space and refresh the façade.
- h) Diversey/Clark/Broadway: They've already demolished most of the rear. They will be retaining the Apple sign.
- i) Maureen Martino, Executive Director of Lakeview East Chamber of Commerce:
 - i) Water main replacement is supposed to be completed by September 1st. The prior contractor has been terminated
 - ii) This Sunday there will be a Wines/Sweets event at over 42 Lakeview shops.
 - iii) Grand Opening of Maison Marcel will be this coming Friday for the bakery/restaurant.
 - iv) Clark St. Goudy's and Maserat Grille.
 - v) Next to Dry Hop is Pilates and Fitness boot camp
 - vi) Martino will be opposing the BMO Harris bank lease and will attend the ZBA meeting on Friday to voice the Chamber's opposition. The Chamber will present the number of ATMs already servicing the area.
 - vii) Need an increase in police officers from midnight to 5AM.

8) Announcements

- a) Next SELVN meeting will be August 14, 2017.

9) Meeting Adjournment at 8:45 PM.

Respectfully submitted,
Anne Voshel – Secretary, SELVN