

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**April 8, 2019**  
**Second Unitarian Church,**  
**656 West Barry Street, Chicago, IL**

**SELVN Meeting Minutes at [selvn.org](http://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 April SELVN General Meeting was called to order by President Sumrall at 6:55 p.m. with 20 current members and 10 non-members in attendance.

**2) 311 and 911 SMART APP PRESENTATION** – Rose Pigott-Bailey – 911 Call Center.

- a) Smart911 is a free, new service available in the City of Chicago to help you when you call 911. Once you have signed up, first responders will be aware of important information you have provided that will help them address your emergency. This information, including medical issues, current location and event pets, can help Police, Fire and EMS locate and help you. Smart911 is private and secure. You control your information. The information provided saves time in an emergency.
- b) Examples of a profile are as follows: name and age of residents, including any medication taken by a resident; number of pets, types and names; special needs of resident (i.e., handicapped, wheel chair bound, etc.); layout of residence.
- c) The following 911/311 brochures were distributed: (i) A Resident's Guide to 911 Caller Anonymity; (ii) Help Us Help You (i.e., key details to provide when reporting an incident to 911; (iii) Report Suspicious Activity to Local Authorities; (iv) Make the Right Call (i.e., 911 Emergency Services, 311 City Services and Suspicious Activity for Non-Emergencies); (v) Faster Help for Domestic Violence Victims; (vi) Smart 911 Fact Sheet; and (vii) How to Create a Smart911 Profile.

**3) 3115 NORTH BROADWAY** – Revised Presentation – JSM Venture, Inc. – John S. Mengel, Charlie Mengel, Howard S. Hirsch, Andrew Myren and Meg E. George, Esq.

- a) Plans were presented and voted on at the February 2016 SELVN General Meeting. Since then, the project has been on hold. The FAR ratio is 4,000 square feet less than as shown on the previous 2016 plans. The zoning for the PD from B3-2 to B3-5 has lapsed. The intention is still to save the existing building. Two (2) floors will be added to the original building, which will extend the height of the building by thirteen (13) feet. The building will still have public parking. The required number of affordable housing units will be located on site.
- b) In researching the history of the building, Charlie Mengel found an article in the September 1928 edition of the Chicago Tribune about the then named Ritz Garage. In

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addition, Charlie Mengel found pictures dating back to 1975 show the original fluted columns and the façade of the building. The article and pictures were shown as part of the presentation.

- c) The sixth floor will be tucked into the parapet. The seventh floor will have a lighter façade. The first and second floors will be cleaned up to look like the rest of the building. All of the retail space will remain except for the space occupied by The Apartment People. Most of that space will be converted into the lobby, leaving a smaller retail space available.
- d) Loading space will be located within the building. There will be a total of seventy-two (72) units. Sixty percent (60%) of the units will be junior one-bedrooms. Thirty percent (30%) of the units will be studios. The remaining ten percent (10%) will be two-bedrooms. There will be space for sixty (60) cars. There will be a small amenity deck.
- e) John Rafkin noted that he generally likes the design, except for the massing at the top of the building. John further noted that he thought the design at the top of the building could be improved by creating a setback on the top floor.
- f) Concerns were voiced about the blank south wall. The property is built to the property line, so no windows can be constructed on this wall. John Rafkin asked if a “living wall” could be created on the south wall? It was looked into. However, it was determined that with the Chicago weather, it would be too difficult to maintain a living wall. John Mengel will contact the Lakeview Chamber about possibly retaining a local artist to paint a mural on the south wall.

#### **4) GENERAL UPDATE – Jan Sumrall.**

- a) Reminder - Evergreen Park Earth Day Celebration. The Evergreen Park Earth Day Celebration is Saturday, April 27, 2019 at 631 West Belmont Avenue from 9:00 a.m. until Noon.
- b) Reminder – Proposed Turf Field. The Proposed Turf Field Public Meeting hosted by Alderman Tunney will be held Tuesday, April 2, 2019 at Nettlehorst School Auditorium, 3252 North Broadway. Doors open at 6:00 p.m. and the Meeting will begin promptly at 6:30 p.m.
- c) CDDC (Community Directed Development Council) Meeting Updates. The CDDC Meeting was held Wednesday, March 27, 2019. (i) Advocate Illinois Masonic is preparing to start on the Phase II Redevelopment Project approved in April of 2015. Most of the redevelopment will address replacing outdated buildings. The outdated buildings will be replaced with new buildings that will be better suited to house out-patient care programs. The Phase II Redevelopment Project Plans can be viewed on Alderman Tunney’s website. (ii) A local developer presented a twenty-eight (28) town house project for 1225 School. The proposed plan for the townhouse development can be viewed on Alderman Tunney’s website.

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- d) Round Table. Alderman Tunney hosted a round table on March 18, 2019 to address crime, prosecution and safety concerns in the neighborhood as well as the city (the "Round Table"). Twenty-five (25) community members were invited to the Round Table. 12th District House Representative Sarah Fiegenholtz attended the Round Table and State's Attorney Kim Foxx was the guest speaker. Ms. Foxx gave an overview of the State's Attorney's Office. The State's Attorney's Office is the prosecuting body for over one hundred (100) law enforcement jurisdictions, second behind Los Angeles in size. Currently, there are approximately 750 attorneys in the State's Attorney's Office. In an effort to be transparent, the State's Attorney's website lists all cases, pending and closed. Minutes from the Round Table were posted on the Lakeview Neighborhood Watch Group by one of the community members that attended the Round Table.
  - e) Steering Committee. The 19th District Steering Committee will be hosting the Annual Police Appreciation Day on Friday, May 17, 2019 at the 19th District Police Station, 850 West Addison. Any donations, large or small, will be appreciated.
  - f) New Businesses – South Side of Diversey Parkway. The following businesses recently opened on the south side of Diversey between Hampden Court and Lehmann Court: (i) Ali-Baba (Donor Sandwich Shop), Turk Kitchen (Vegan Pastry Shop) and Nail Salon and Hair Shop.
  - g) Re-Define Lake Shore Drive Project. As a reminder, the Project is massive and will have a large impact on the area. All of the particulars of the Project are posted on [www.northlakeshoredrive.org](http://www.northlakeshoredrive.org). Chester Kropidlow is on the Transportation Committee for LVCC (Lake View Citizens Council). Public meetings about the Project are ongoing and Chester Kropidlow and Alderman Tunney attend all of the meetings. There will be a task force meeting in late summer 2019 and a public meeting the end of the year.
  - h) 44th Ward Updates. See below.
  - i) 19th Police District Twitter Account. The 19th Police District has a Twitter account. Daily postings include alerts, general activities and events.
  - j) 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.
- 5) 44th WARD UPDATE – Jessica Papp (Alderman Tunney's Office).**
- a) 538 West Diversey (Old Bank of America Building) Proposed Day Care Center. Construction has begun on the day care center. The plans will be posted on Alderman Tunney's website.
  - b) Chicago Park District – Proposed Turf Field for Soccer, LaCrosse and Football (East of the Driving Range). See Reminder above for Public Meeting. Please continue to send any feedback to Alderman Tunney's Office.

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- c) Dog Park. Alderman Tunney is one hundred percent (100%) behind a dog park. There is a lot of support for a dog park, but not in the area by the proposed Turf Field. The cost for a dog park is approximately \$300,000. That cost does not include ongoing maintenance. The location and space needed for a dog park is significant. The dog park is not a part of the discussion with the proposed Turf Field. The installation of a dog park is a lengthy process which can take many years. An application must be submitted. In addition, leadership and community support is needed.
- d) Lights – Driving Range. A resident asked about what was being done on the lighting on the driving range to keep the lights from shining into residences across the street from the driving range. This issue has been brought of several times and has yet to be resolved. Jessica Papp will look into it.
- e) Landmark District Neighborhood Update. So far, the feedback has been positive for an expanded non-contiguous landmark area. Alderman Tunney will go to the Landmark Committee to start the process of the non-contiguous landmark area. The next Council Meeting will be in May 2019. Details will continue to follow.
- f) 3028 Lake Shore Drive House. Liz Cohen asked if there was an update on the status of the review of the landscaping installed by the property owner. Alderman Tunney's Office has not received any further updates other than that the Park District is still 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 will continue to follow up on the status which is currently in the Park District's ballpark.

**6) NEW BUSINESS.**

- a) None.

**7) ANNOUNCEMENTS.**

- a) None.
- b) Next meeting will be Monday, May 13, 2019.

**8) MEETING ADJOURNMENT.**

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

Respectfully submitted,  
Jan Sumrall – President, SELVN