

South East Lakeview Neighbors (SELVN)

General Meeting

10 August 2015

Second Unitarian Church,

656 West Barry St., Chicago IL

AUGUST 2015 MINUTES

Link to previous month's meeting minutes: selvn.org

▪ **Welcome and Introductions**

- The meeting was called to order by President Jan Sumrall at 7:00. Board members John Blackburn, Bob Clark, Liz Cohen, Mary Davis, Mike Demetriou, Richard Eastline, Don Franklin, Anil Kashyap, Mary Knoblauch, John Raffin, and John Yociss were introduced. Approximately 25 people were in attendance, total.

▪ **Update**

- **Pride Parade**
- President Sumrall reported on the Alderman's meeting she'd attended (along with York Chan and Franklin). The Parade's neighbors felt that there had been improvements from the previous year. There were 52 Pride Parade related arrests, 206 cars were towed, 115 ambulance runs, and 60 transports. (It is unclear whether these statistics incorporate the evening after the Parade officially ended, or the Parade only.) There were 90 additional off-duty officers, and fewer open containers. Alderman Tunney reported that the City was happy with these changes, that neighborhood groups' meetings were overall positive, and that there was not yet a final statement on whether the Parade would remain in the neighborhood.
 - Anil Kashyap reminded the group that there was a difference between the actual Parade and its aftermath.
 - CLVN reports that most of the problems occur in the area around Belmont and Sheffield.
 - A suggestion was made that the officers remain in service after the Parade.

▪ **Report**

- **Congressman Mike Quigley**
- Quigley stated that he has lived here for thirty-four years and has attended more than 6,000 community meetings, including one in which Harold Washington stated that there would never be lights at Wrigley Field.
- He is here to provide his constituents with service: let him know if you're going to D.C. and he can arrange to get you onto the House floor, and maybe even facilitate a White House tour.
- Quigley shared some of his thoughts on government: that opponents of the

concept of government have been very active during the past seven years and that we must keep improving government. The cost of corruption is a pervasive lack of public trust, with inaction as the result. This trust must be regained before he can Go Big in Washington. Potential efficiencies are lost because of the many anti-government members of Congress, who forget that the heroes of 9/11 were actually government workers. Republicans have been captured by the Tea Party, whom the moderates fear.

- Nothing can happen without compromise. In the past, Tip O'Neill, Ronald Reagan, and Dan Rostenkowski worked together to forge compromises; now they'd be accused of treason. In the past seven years, there have not even been hearings on gun control, much less any votes taken.
- Successful countries invest in education, transportation, and research. The CTA carries more passengers in a month than Amtrak does in total. If the Democrats regain control, Quigley will be second in line to chair the Transportation Committee. As Chair, he could fund modernizing Chicago's obsolete transportation infrastructure.
- Elections matter. Now people only vote when they're angry or not at all.
- Quigley invited questions from the audience.
 - Mike Demetriou asked whether there is any effort being made to eliminate gerrymandering. Quigley responded that no one now would vote for reform for fear of losing their own power.
 - Anil Kashyap asked how Quigley had voted on fast-track trade authority. Quigley responded that he had supported the President because he believes that every president since FDR has had the authority to authorize a deal and so should President Obama.
 - A neighbor asked about the state of Social Security's finances. Quigley responded that there are actually bigger issues – the current disability fund doesn't cover enough people, and the people it covers aren't covered well enough. The answer is to raise the caps and make some reforms, but like most issues, that requires compromises that are currently unlikely.
 - Liz Cohen asked about air traffic patterns over Lakeview. Quigley said that it's now an east-west flow. The idea is that planes go out over the lake, but if they have a visual they take a shortcut over our heads. The new aviation administration has agreed to spread out the use of runways and fly more over highways and forest preserves. He is part of a caucus working on this. The Department of Aviation should use the diagonals. Today there are actually fewer takeoffs and landings at O'Hare than when it was first modernized. We don't need new runways. There are not enough gates and the planes taxiing around the gates are too close, thus they have a hard time getting planes in and out. The airport doesn't operate efficiently. They claim that once the planes are in the air, it's more efficient, but building more runways is not the answer.
 - Katie Merrell commented about the increase in the presence of

helicopters overhead, now including sight-seeing tours. Quigley stated that they are looking at case law precedents in New York to help them work on fixes.

- Congressman Quigley repeated that he is there to help his constituents, and urged neighbors to let him know if he can help them.

- **New Business**

- **Report from the Alderman.**

- No one from the Alderman's office was present, thus there was no report.

- **508 W. Diversey Development**

- President Sumrall read a letter to SELVN from Alderman Tunney and a letter to Alderman Tunney from counsel for the developer confirming the developer's commitments in connection with the proposed development. Both letters, along with a shadow study, were e-mailed to her from the Alderman's Office shortly before the meeting. Both letters are attached below. The development will remain at 130 feet.
 - Anil Kashyap inquired about the previously requested building site cleanup there. President Sumrall responded that she had finally asked the Alderman to go by and take a look, after which they cleaned it up.
 - John Rafkin reminded neighbors that SELVN had voted against the 508 W. Diversey Project. He observed further that in every significant vote that SELVN's membership had taken recently, Alderman Tunney had voted the opposite.
 - A neighbor stated that SELVN members' concerns had not been addressed and that it had not been a transparent process with lots going on behind closed doors.
 - President Sumrall noted that the Shadow Study attached to Tunney's letter appeared to be the same one previously submitted.
 - John Blackburn observed that, on the bright side, even though Tunney voted against SELVN's positions, we had gotten the developers to make some compromises and concessions, e.g., at St. Joseph. SELVN accomplished something too on the 508 project: the building will be shorter than originally proposed.
 - John Rafkin suggested that the height concession was the result of the developers beginning with an intentionally unreasonable proposal.

- **Traffic Committee Report**

- Katie Merrell reported that the Traffic Study Committee had now met three or four times to define what an ideal traffic study should look like to be informative and useful, rather than a rubber-stamp. Tunney's office has responded that they'll inform SELVN in

advance of a traffic study so that SELVN can us add their questions, and that when it's done, he would show us the results. Merrell stated that this is inadequate, and that rather, we need to know what the proposal says so that our questions can incorporate that information. Otherwise, we'll be told we had our chance to ask questions. One or two members of the Committee would like to speak directly with the Alderman about this. Merrell's personal (unofficial) opinion is that SELVN should not get involved at all with future Traffic Studies unless we are fully informed up front.

- Anil Kashyap requested an example. Merrell said that the Yak-Zies and Market Place studies has been done by the same company within a couple months of each other, yet the second never referenced the first, and this is stupid.
- Mary Knoblauch asked whether the problem is that the city doesn't require enough. Merrell responded that the requirements from the city are minimal. Bennett Lawson has told her though that there's a guy who could be helpful, with whom he'll put the Committee in touch.

○ **Mariano's**

- Liz Cohen noted that work on Mariano's is going on – walls and ramps are going up - but that they're very close – only seven feet away – from the western property line. There does not appear to be the same amount of green space that the renderings show. The picture on the website is inaccurate and the renderings don't reflect reality. President Sumrall responded that we don't necessarily see the final plans and that it's a matter of material vs. non-material, substantial vs. non-substantial.
- A neighbor inquired about the project's timeline and President Sumrall reported that it is due to open in early spring of 2016.

○ **Other**

- Mark Armantrout noted that he hadn't received anything saying that he was a member and the color-coding of the forms in the front was explained to him. He was also informed that the membership form is on the website where he could renew (or join) with PayPal.
- Sumrall reminded all that New Business agenda items should be sent to her (president@selvn.org) in time before the General Meeting.

- The meeting was adjourned at 8:00.

Respectfully submitted,
Mary W. Davis, Board member



THOMAS M. TUNNEY

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ZONING, LANDMARKS AND BUILDING STANDARDS

August 10, 2015

Jan Sumrall, President
South East Lakeview Neighbors

Dear Jan and SELVN,

Thank you for all you do for our neighborhood and please forgive that I am unable to attend the meeting this evening. I wanted to let you know that I have decided to support the proposal at 508 W. Diversey with the additional assurances they have given to the community in the form of a letter of agreement.

I believe we have done all we can to mitigate any negative effects on the Brewster through creative use of setbacks on the new building itself, and the Yakzie's building which will remain and provide separation from the new structure in perpetuity. The development team has worked with us to lower the height twice and has revised the design to better fit into our neighborhood. I am including the shadow study here that illustrates the minimal on the rooftop atrium.

They have agreed to give the Brewster access to their loading zone and excess parking. They will honor and protect the recorded easement for access to the rear of the Brewster on the Yakzie's property.

I believe the height and density of this building are appropriate for Diversey and the new commercial space will bring a great new tenant to the street.

I understand there were mixed feelings at SELVN about this proposal and I would have hoped to address all the concerns and received an affirmative vote. At this point, I think the development team has put together a reasonable request and further structural modifications might condemn the project to continued delays and years of inactivity.

I ask for your understanding as this proposal moves forward. The item will be heard before the Chicago Plan Commission on Thursday, August 20 at 1pm. As a member of the Plan Commission, I will be recusing myself from the vote. I will however submit a letter of support and speak favorably of the project at the hearing.

Thank you and SELVN for all the time and attention you have given this project. The proposal is much improved thanks to your input and our work together and I look forward to seeing activity back on this site.

Sincerely,

Thomas Tunney
Alderman, 44th Ward



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August 10, 2015
Via E-MAIL

The Honorable Tom Tunney
3223 N Sheffield Ave
Chicago, IL 60657

Re: Proposed Residential Planned Development - 506-514 West Diversey

Dear Alderman Tunney:

As you know, we represent Broder Diversey LLC (the "**Applicant**") in connection with the proposed residential development to be located at 506-514 West Diversey. Based on our recent discussions with the community and your office, we would like to confirm the following commitments of the Applicant in connection with the proposed development:

1. The Applicant agrees that parking spaces not required by residents of the 508 W. Diversey building (the "**Project**") will be made available for rental to the residents of the Brewster Condominium building, subject to confirmation by the Department of Planning and Development ("**DPD**") that this will have no impact on permitted floor area in the Project;
2. The Applicant agrees to a plan of operation for the Project rooftop that will set hours of access no later than 11:00 p.m. and prohibit glass containers;
3. The Applicant agrees to be a good neighbor during construction, including seeking to require contractors and their employees to park in locations other than local streets and trying to limit work during early hours on weekends. Work on Saturdays during construction will not begin before 8:00 a.m. (including loading) and no work will take place on Sundays;
4. The Applicant has revised the Project site plan to show additional tree pits and grates on the Diversey Parkway right-of-way to the east and west of the Project property, subject to the approval by DPD and the Chicago Department of Transportation;
5. The Applicant agrees to provide striping and/or some other barrier to prevent vehicles from parking in the Brewster Condominium Association's egress easement area located on eastern edge of the Yakzie's property;
6. The Applicant agrees that it will allow the residents of the Brewster Condominium building to utilize its loading zone for moving trucks, subject to reasonable time and frequency limitations; and
7. The Applicant agrees that it will replace all sidewalks in front of the Project (including in front of the Yakzie's building) at the end of construction.

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The Honorable Tom Tunney
August 10, 2015
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Proposed material samples will be delivered to your office under separate cover as soon as they are available. Thank you for your continued time and attention to this matter and the continued engagement of the local community to make this project a success.

Please contact me with any questions.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in blue ink that reads 'Paul Shadle' with a stylized '1/10' at the end.

Paul W. Shadle

Cc: Bennett Lawson
Mark Kozlowski
Steve Rezabek
Katie Jahnke Dale

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