MINUTES

1) WELCOME AND INTRODUCTION, President Jan Sumrall

a) The August SELVN General Meeting was called to order by President Sumrall at 7:02 pm with 21 current members and 8 non-members in attendance (including 2 members of the Alderman's office).

2) 2854 NORTH ORCHARD – Presentation & Request for Rezoning from R4 to R4.5, Martin Ronan.

a) The site is 30’ wide X 109’ deep with no alley. The developer wants a variance to increase the allowable square footage to be built on the lot.

b) Mr. Ronan just finished a development at 627 Surf (20’ wide & 117’ long)

c) Proposed Project:
   i) 5,600 SF building, 45’ tall to the underside of the ceiling of the top floor and 55’ to the top of the roof access.
   ii) The project will consist of 3 units:
      (1) Duplex down (4 BR),
      (2) Simplex middle (2 BR) and
      (3) Duplex up (2 BR)
   iii) Basement unit is 6’ below grade and will have overhead sewer lines to assure no flooding.

d) Three (3) off-site parking spots have been purchased in the building to the north. The 3 parking spots will be 'owned' by this building.

e) Project Design
   i) All masonry,
   ii) front balconies &
   iii) hopefully a roof deck

f) There is currently a swimming pool and concrete in the existing back yard. The proposed project would eliminate the pool and have a 32’ X 30’ green space in the back yard.

g) The variance would expire after 6-months if the project is not constructed.

h) Zoning Comparison – R-4.5 vs. RT-4:
   i) R4.5 provides 7’ more in height (45’ to the ceiling of the top floor + 9’ above the roof for rooftop access) and
   ii) 1,500 SF of additional FAR.
i) The developer was asked about the height of the adjacent building to the north. He guessed that it is about 4’ higher, but would have to check.

j) Only the person who purchases the top duplex-up would have the right to access the rooftop.

k) The developer doesn’t currently own the property and would likely not purchase it if he couldn’t receive the up-zoning.

l) SELVN requested a map of surrounding properties, including existing zoning and height.

m) Neighbor Concerns:
   i) Adjacent neighbors along Burling, behind the proposed project are concerned about the density. It is a precedent to increase the zoning.
      1) Due to the lack of an alley, drainage comes into the adjacent lots.
      2) Concern was expressed about the additional square footage of impervious area overloading storm sewers and exacerbating flooding conditions.
   ii) Building to the north was granted up-zoning because they provided additional parking for the neighborhood.
   iii) Concern was expressed about the possible need for street closures due to deliveries. This street is used to take a left from Diversey to access Clark going northbound.

n) The developer has to return to SELVN next month for a vote.

3) **44th WARD UPDATE** – Chris Jessup, Director of Public Safety and Business and Alderman Tunney – Office of Alderman Tom Tunney

a) Former Bank of America Space north side Diversey/Cambridge: A rendering of the proposed façade modifications was circulated.
   i) These are not final renderings
   ii) There is no tenant identified and no timeline for the remodel.
   iii) The homeless issues have been addressed.
   iv) Chris will forward the construction schedule, when it is provided by the building owner.
   v) The Alderman acknowledged that the property is unsightly in its current condition.

b) Public art projects – The Chamber is considering street art on some buildings.
   i) Mary Davis suggests that the community get involved in the selection process, particularly if it is public art.
   ii) Maureen wants to invest in something that might be mobile (i.e., a re-movable canvas).

c) Roots is ‘in for permit’.
   i) There are corrections required on the plans.
   ii) The project has passed zoning.

d) The Chamber has been working on doing a permanent extension of the “street seats” along Clark

e) 506 W. Diversey:
i) Wood fence has come down
ii) Hope to start construction next week
iii) 14 month construction schedule
iv) Delivery of 1st units October 2017
f) Marketplace on Diversey (43rd Ward)
i) Demo is completed, but no new plans have been submitted.
g) Lincoln Park Plaza
i) Did not attend the most recent CCDC meeting.
ii) The plans are similar to those presented in the past – nothing new.
h) Dan Manoli & Alderman Tunney are working with CDOT for a traffic & feasibility study on Clark Street cross walks.
i) Will parking be allowed on either side of Broadway along the extent of Mariano’s?
   i) Pedestrian Signals will be flashing and have a countdown.
   ii) The Bus Stop location is being revisited.
   iii) Ald. Tunney said there is no cross walk at the alley in front of Mariano’s; however there have been some curb cuts indicating there may be a cross walk installed.
   iv) There is no cross walk at Barry
j) Official Mariano’s Opening is scheduled for August 30th
k) Will the removed Mailboxes be reinstalled? They are missing from
   i) Wellington/Broadway
   ii) Surf/Broadway
   iii) SWC Belmont/Broadway
l) West side of Waterloo improvements – New “No Parking” signs went up today.
m) Clark/Belmont
   i) Sports Authority site is looking at a transit oriented development (TOD).
      (1) There are some shortcomings with the site
      (2) The property has negatively impacted the appearance of Fletcher Street.
      (3) Alderman Tunney would be willing to consider some height on Clark (facing Marshalls) with lower profile(s) along Barry & Fletcher.
      (4) A community dialogue will be encouraged
   ii) Alderman Tunney has told MB Financial that they need to look at redeveloping that site – probably a Transit-Oriented Development.
n) Red/Purple Line Modernization:
   i) Federal monies have been allocated, but needs matching State & Local funds in order to move forward.
   ii) State voted for a rail TIF in the most recent session
      (1) This would impact Red Line adjacent properties. The project would
         (a) extend the line from 95th to 130th Street and
         (b) straighten out on the north side
      (2) Increment would go toward transit improvements & education.
o) Serbian House
   i) Recently went on the market for sale.
   ii) The Alderman is working with Preservation Chicago & Landmarks Illinois to landmark the property.
iii) There are a group of 10 – 12 orange-rated structures along Barry | Pine Grove | Wellington. There might be some benefits to the property owners (not just liabilities) to creating a landmark district.

p) CAPS
   i) There has been a net increase of 42 officers since October 2015.
   ii) There has been a spike in burglaries and robberies – more so in the entertainment areas.
      (1) Thursday night/Friday morning. 2 people injured. Both non-life-threatening.
      (2) Belmont/Racine/Melrose behind the gas station
         (a) Has survived
         (b) Knows the assailant
         (c) It was not a robbery & it was not random (it involved narcotics)

q) 43rd Ward Lincoln Park around North Pond is being redeveloped
   i) This is a wish-list from 5 years ago.
   ii) It was recently discussed on Channel 11 (Chicago Tonight?)
   iii) It’s a grandiose plan, but the Alderman is not aware of a funding mechanism.
   iv) Alderman will make sure SELVN is kept abreast of developments

r) What can someone do about a zoning change?
   i) Call Bennett in the Alderman’s office with concerns.
   ii) If there’s a zoning change,
      (1) Administrative (minor changes) zoning changes are typically discussed with adjacent neighbors
      (2) Variances are required to provide a public notice to anyone within 250’ of the proposed zoning variance.
         (a) Contact the attorney indicated on the notice and/or the Alderman’s office.
         (b) Zoning Changes are voted on at the neighborhood community meeting (e.g., SELVN).
         (c) Next, it goes to the Zoning Board of Appeals and then goes in front of the Zoning Committee of the City Council. Opponents can testify at either hearing.

s) Bacino’s
   i) Bacino’s supported the community garden to the west of their restaurant at Diversey near the driving range. This garden is over-subscribed.
   ii) The Alderman is looking to place another community garden on Fletcher under the L-tracks.
   iii) Chris Jessup to confirm Bacino’s fall hours of operation.
4) **Chamber of Commerce:** Don Franklin represents SELVN as a member of the Marketing Committee of the Chamber of Commerce. Let Don know if you have any questions/issues.

5) **19th District Communication**
   a) Policemen do a lot for the community and seniors (National Night Out).
   b) We’re fortunate to have a good group of policemen in the 19th District.

6) **Pride Parade – Post Parade meeting Update**
   a) Most of the SELVN feedback was positive.
   b) Kudos to law enforcement, including Chicago Police, Sherrif’s, State Police, FBI, helicopters.
   c) Sheffield/Belmont/Halsted was the most affected area.
   d) Parade will stay in the neighborhood next year.

7) **New Business** –
   a) Jan Sumrall expressed concern over a lack of Tow-Zone parking enforcement

8) **Announcements**
   a) Refer to the back of the agenda

9) **MEETING ADJOURNMENT**
   a) The meeting was adjourned at 8:20 PM.

Respectfully submitted,
Anne Voshel – Secretary, SELVN