



# WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

## West Lake View Neighbors

**January 12, 2015; 7:00pm; Mystic Celt; 70 people present**

Will DeMille, VP, called the meeting to order at 7:00

### **Flagship Whole Foods Store - at Lincoln/Belmont/Ashland**

Whole Foods will be building a flagship store there. Conversations are just beginning. Jerry Shane, representing Whole Foods and Novak Construction Co. had 9 people involved in the project introduce themselves. Gale Bortwick, with Gensler Architects, showed first drawings. First floor is parking with a porous "veil" that would hide the cars. Building height will be 35', with glass at the Belmont/Ashland corner. There will be below grade parking and a 7,000 sq ft first floor. Loading dock will be on Belmont. 65,000 sq ft store on 2nd floor. Roof may be a green roof. John Novak stated the limestone on the Medic Bldg was removed and stored. It will be incorporated into the new bldg somewhere. KLOA, a private engineering firm working for Novak is doing a traffic study. The study will go to the city for approval. All truck activity will be off of Belmont. Trucks will not back in, they will turn around inside the bldg. A traffic light might be installed at Melrose and Ashland, but was questioned by an attendee because of the lights at School and at Lincoln/Belmont/Ashland. Melrose may be one way. Will mentioned the parking has been discussed a lot in the past. The bldg will be built lot line to lot line. The existing park on Belmont is not St. Luke's property, but part of the Novak property. A park will be retained either there or on Melrose. This will amend the original PD from Centrum. A shade study will be done. Sustainable use of local materials will be considered.

### **Lincoln/Paulina Development Update**

Graham Palmer, Centrum Partners

Breaking ground this spring at 3400 N. Lincoln.

They have purchased another lot on the north side of the Paulina station, at 3418 -3420 N. Lincoln: their plan is four stories, retail on ground floor, 18 units on 3 floors. Will be a TOD development. Brick with

metal accent. 2400 sq ft of retail, only 4 parking spaces. Would require rezoning, B3-2 to B3-3 and TOD designation. Questions and concerns of height, no parking, lot size, and density were voiced.

### **3535 N. Ashland – Artis Senior Living Development**

Jay Hicks, Artis Senior Living

The project is primarily for Alzheimers patients, with some ALS patients. They are asking for rezoning so as to allow residential on the ground floor rather than commercial. 140 single occupancy rooms; 83,000 sq ft bldg.; 34 parking spaces; loading in the back; resident drop off in the front. Community volunteer interaction would be very welcome. Had slides of architectural plans. Around the clock nursing staff.

### **Sidewalk Cafes -**

Will asked for responses to sidewalk cafes. To either talk with him after the meeting or email comments.

### **Cubs Update - Jennifer Dedes Nowak**

Kam Buckner is no longer the Cubs Community Liaison. Concrete bleachers are now being installed. Street work by the city is completed. WrigleyField.com has all info on construction and baseball season.

### **Alderman Tunney**

3 major benefits from agreement with the Cubs; one million dollar donation to School St. playlot; 1,000 car remote parking on Irving Park at Rockwell; additional 30 security personnel at games. The building at 3301 N. Ashland has a vitamin store already open in it.

### **Scott Davis**

Introduced himself as a candidate for 44<sup>th</sup> Ward Alderman. He wants to ban speed cameras; audit CPS; reform the state pension system; have an elected school board.

2015 WLVN Board – Will asked that new board members stand and be recognized.

Next meeting is Monday, March 9<sup>th</sup>.