



WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

West Lakeview Neighbors Meeting Minutes

January 13, 2014; 7:00pm; Mystic Celt; 39 people present

John Lyons, called the meeting to order at 7:04

Crime in West Lakeview – Commander Voulgaris

The commander has been here for over a year now. Robberies and burglaries are top crimes in this area. He has increased the 1st watch, that starts at midnight. The busiest time for crime occurs after midnight. People, in the neighborhood, are being watched that have records or prior arrests. Officers stop people and do contact cards. Prevention is his goal. Burglaries have been reduced. Keep your garage door shut and locked. Robberies have decreased, but are occurring. Women are now actively committing more crimes. Quality of life issues - drinking, urinating, destroying property, etc., are being covered closely. When big events happen – LGBT parade, Wrigley events, T-Box, etc. he wants to have an open community meeting to hear concerns prior to them. He asked for comments re: liquor license requests, he signs off on new requests. Bars are responsible for what's going on in front of and behind their bar. Catalytic converters are being stolen to be sold for recycling. Suspicious persons reports should be a 911 call. Slow police response complaints should be reported to him. He wants to use the media to get information out quickly. If someone shows up and says they're from a utility company, call 911 to check them out. A site assessment will be done by a CAPS officer on request to tell you where your house is vulnerable. This year there have been 9 robberies. A resident at 2536 N. Sheridan let a man come in to get warm and was robbed. At 950 W. Fullerton a victim was hit on the head and his wallet was taken. The Commander's email is elias.voulgaris@chicagopolice.org.

3400 N. Lincoln: Proposed Transit Oriented Development

Centrum Partners is proposing a 5, 6, or 7 story building with commercial on the ground level. They are asking for rezoning **that would allow 31 to 48 dwelling units above the first floor, and only 8 parking spaces.**

They met with WLVN's P&D committee a month ago. This requires a zoning change. Transit Oriented Developments (TOD) have been approved by the city, and allow higher densities and very minimal parking as part of that designation. This large number of rental apts. would have only 8 parking spaces, and 1 handicapped space. These new TOD developments would have a higher financial return because there is no parking that comes even close to the number of apts. therefore financing is easier to come by. Financial institutions are convinced that rental units will be the hottest, new properties.

The lot is 11,000 sq ft. They presented B3-5 renderings with 5, 6 and 7 stories with 31, 40 and 48 units. There is 6,057 sq ft of commercial space on the ground floor. The designs were of brick, stone and glass. Most likely 2 stores on the ground level. Entrance for residential units would be from the back, and have interior bike parking. Five 1 bedroom apts. and 3 two bedroom apts will be on each floor. These would be rental units. B3-3, or B3-5 zoning would be required.

Comments:

The façade is a monolith on that street at that corner, the glass is ugly.

Reply: These are a common design and materials. Other buildings in the neighborhood are similar.

It's a rental that could cause a problem due to street congestion moving in and out.

Reply: There is a loading area and dock for the stores. The trash is inside and picked up in the loading area.

Are there similarly zoned properties in the neighborhood?

Reply: The closest is at Division and Ashland. That bldg. doesn't fill all of the parking spaces they have.

Who will manage it? – may run it themselves.

Why rentals? – financing capitalization question. (Financing can be found for this type of development because with less parking there's more units, and bigger profits).

What are rents? - \$1,300 and up.

A comment was made that "8 parking spaces is ludicrous".

Reply: Zoning (the new TOD) allows this small number and we will continue with only what is required and nothing more.

Density is an issue as is parking – there is not a development in the neighborhood that doesn't have a 1-1 parking. You can't guarantee that tenants don't have cars.

Reply: This is an unusual site. At a 3rd or more, like 10 more parking spaces, the footprint is a problem, so developing it could be a problem. (a veiled threat of withdrawing the development)

Can we talk to other properties east of here and ask how they handle parking?

Reply: Not sure there are any, could be done.

What kind of retail would be there?

Reply: Nothing has been discussed and no one has been approached. It would probably be 2 businesses.

What will the impact on the alley be with deliveries and cars? The owner of that bldg. was identified at the meeting by Patricia Craig, and suggestion was made to meet with him privately.

How will the height be determined, the question as to 5, 6, or 7 stories?

Reply: Input from the aldermen, neighborhood, P&D committee.

What will the impact be on property values? Unknown.

Is there enough of a demand for rentals here?

Reply: Absolutely, it will do very well.

The TOD ordinance is new as a zoning ordinance. **Alderman Waguespack is in favor of this proposal, including the lack of parking, according to Paul Sajovic, his chief-of-staff.**

Ernie Constatino, Director of Constituent Services, at Alderman Pawar's office said the alderman has not yet approved this, so anyone that wants to make a comment should contact Alderman Pawar, at info@chicago47.org or call 773-868-4747. Also send it to Ernie, at ernie@chicago47.org

The zoning hearing is a ways down the road. Surrounding property owners within 250 ft. from the property line will be notified by registered letter as to when that hearing is.

Someone asked if WLVN will notify the neighbors of the zoning hearing.

WLVN's position on Bus Rapid Transit on Ashland

This project has been discussed at prior meetings. It's basically an expressway corridor on Ashland for buses. There are no left turns and only one lane each way. Mary Slivon suggested people go to the website and put in comments. This will be an ongoing discussion. Several attendees thought this will have a hugely negative impact on the neighborhood. Send any comments also to the aldermen. The website is transitchicago.com/BRT. The environmental study is now on the website. The study results on their website states that there would be no impact on side streets.

"History of Lakeview" author, Matt Nickerson

Book will be out in February. Sun Feb 23rd book signing, 3:00 pm, at Dinkel's. The book has a lot of pictures on old Lakeview and will be available at Walgreen's and Barnes and Noble.

New Business Introductions

Wheelhouse space on Southport has been purchased. Alex purchased the business. He purchased the assets, and has to apply for a new incidental liquor license. It will become a little more upscale, with better food. He owns Four Shadows. Both floors will be used.

Cubs Update – Kam Buckner

Renovations and night game ordinance have given them more flexibility. Now, there can be 43 games. Moving of the exterior walls will be 15 ft and 16 ft on the Sheffield side. Parking will be done away with on part of Sheffield. The arch over Clark is still in design. The hotel entrance is on Clark Street now. Donations to LV High School and Hamilton Elementary School will be made. Offsite parking will be free. Jan 28th will be the annual community meeting with the Cubs, at 6:30.

Comment: The meeting minutes should be posted on the website. Reply: They soon will be.

Next meeting is Monday, March 10, 2014; meet & greet 6:30; meeting 7:00; Mystic Celt