



WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

WLVN Meeting Minutes

Monday, March 11, 2019; Butcher's Tap; 7:00 pm; 52 present

Meeting called to order at 7:15 by Jeff Goad

Chirs Jessup, Alderman Tunney's office-

Safe Community meeting, 3-21 at 6:30, at Inter-American School, 851 W. Waveland

Early voting at the 19th police precinct on Addison.

879 officers now, CAPS meeting at Belmont precinct

School St. sewer work to be completed by mid-April

Shredding event Sat, Mar 30th, 9-12 at Tunney's office

Cubs Update, Heather Way Kitzes, Government Neighborhood Relations –

First home game is April 8th, 1:30pm. Gallagher's Way will have a St. Patrick's Day celebration.

Concerts are scheduled. To receive the newsletter sign up at neighborsatcubs.com. List is used for updates, announcements, game times.

Craftsman Plating Property Development -

Tom Kelley, P&D Chairman - There are 9 members on the P&D committee. We meet with developers and make recommendations to aldermanic offices. We represent the neighbors. Craftsman Plating property is at 1225 W. School.

Alderman Tunney – This is an exciting project for our area. It's been a year now working with the owners and developers. The presentation tonight has my official support. It matches other townhouse developments in the area.

Paul Clopack, attorney for developers - Zoning approval is necessary to go forward. It's zoned M and RT-4, it's 41,000 sq ft., 28 townhomes are planned for the site.

The architect presented a slide show; 4 bldgs, 4 stories, 5' off ground level for 1st floor. Landscape ramp off of Melrose for handicapped access that's outside so, bldgs are 100% accessible. 3rd floor sits back. Terraces face esplanade, not street. Every unit will have its own unique fencing and landscaping. Line drawing of bldgs shows that they're not all uniform. On School St. no 2 units are the same. Garages are under the bldg. with 28 parking spaces. Units facing School have an entrance on School. All are 4 bedrooms and 4.5 baths and accessible from the esplanade.

First complaint was entrance to garage.

Comment: Opposed to entrance off of alley where it now is in the plans. Quoted alley access requirements in city's code. Alley is now 2-way. Will create an unsafe condition. Move it.

Reply: School would be more dangerous because of bike lane.

Q: How will you handle garbage? Will we be stuck in our houses? There's a curb cut now, just use it where it is.

A: Garbage pickup will be 3 times a week. One entrance and exit would create a traffic jam.

Comment from longtime resident - Dumpsters will be a problem with rats. The only street going east is School. It's really busy, it's about safety.

Reply: If you have alley access you can't have a curb cut. The dumpsters will be enclosed.

Q: To the left of the alley?

A: Yes.

Q: What about single family homes, why not 6 or 7 homes?

A: It's zoned for 12 homes as it is right now.

Alderman Tunney: Single family homes are not financially viable in this neighborhood.

Right now what will sell is townhomes and will be even more in demand in future.

Comment: This entrance way will be a huge problem.

Reply: The curb cut would be a problem because it goes across the bike lane. The best solution is one that has two entrance/exits.

Comment: Use the curb cut that is there.

Comment: I have a 9 yr old daughter and it will be unsafe. On Melrose the 18 wheel trucks go in and out where it is now. There are 9 kids on the block and the park across the street.

Comment: Surprised that this would be allowed by the city for such a large increase.

Q: Each unit has parking for 2 cars?

A: No, it's only 1 car per unit.

Q: Rendering on Melrose. Is that a fence for the ramp?

A: Yes, it's a 6' privacy fence. The ramp is inside that.

Q: Have you looked at curb cut on Melrose and School?

A: We don't want to ramp off School, but will look at Melrose.

Q: Sell price?

A: Million - 1.3M

Q: Industrial waste questions on site?

A: Drilled for contaminants on property. First is environmental analysis. Test core drills, 20 -30 holes.

Phase 2 is environmental contractor. The owners will put proceeds into fund to clean up property. In 2012 drilling was done on the vacant it.

Q: What about at 1221?

A: Found a little bit of lead.

Q: That needs to be cleaned out. Will report be made available? What about drainage?

A: All water must be brought into the bldg. There will be no run-off.

Q: Will phase 2 be available for public?

A: If the contractor is allowed to release it.

Q: Boring will be done after bldg is down?

A: After.

Q: Will vacant lot be tested?

A: Yes, along with the entire property. Excavation will be done in phases so that clean dirt can be taken to one dump and contaminated soil to a different one.

Q: Will rooftop access be available?

A: No, there will be no access to the roof.

Q: Will the esplanade be enclosed?

A: Yes.

Q: How many parking spaces? How many will each owner have?

A: 28 spaces, one for each unit.

Q: Variability in facade?

A: There's brick, limestone, metal. Lots of glass in some. Some arched windows, some bays.

Q: What's the set back again on Melrose?

A: 12'

Q: Where is garbage disposal?

A: It's enclosed in 2 locations.

Q: (for Ald. Tunney) If there are meetings for this development, will you put it on your website?

Alderman Tunney: This is a planned development, so there will be more meetings. There will be a city council meeting for sure. When someone files, the calendar starts, it could take a year. The process will be driven by the community. We're trying to keep the largest amount of people happy that we can.

Comment: People on my block got letters about the demolition but, not everyone around the site did.

Q: When will the work start?

A: mid April.

Comment: None of us got letters.

Tunney: I will get that info and make sure that you get plenty of notice on demolition.

Comment: Please put it all on your website.

Tunney: It definitely will be. The Craftsman family is concerned that neighbors are happy.

Developer: Once bldg is down, cores are then drilled. Remediation is completed for clean-up.

Q: What's the zoning request?

A: Voluntary planned development, we will build exactly what we show you.

Mixed zone is RT4. Will have fewer units and lower bldg. height. FAR will be at 1.43 to have slightly larger units.

The manufacturing goes away.

Q: (to Tunney) What about mixed income affordability?

A: Tunney: Townhomes have not been addressed with that requirement (it's only condos for now). We're looking at them providing 3 units in the close by neighborhood.

Contractor: We have set aside money for these units.

Q: What about ground water?

A: Ground water is just below 6'. Any extra water run-off will be collected in some sort of water storage. Exploring watering landscaping with run-off. We also are looking at solar panels. Water storage will be tanks or pipes.

Tom Kelley: We will have more meetings.

Mike Springer, neighbor: Been there for 22 yrs. Haven't seen any health issues, or noise. The alley will be used, no matter what. The bike path has slowed traffic somewhat. Concern is alley traffic and kids on the sidewalk. There's a lot of bikes. Maybe make a 1-way alley or make no parking by the alley entrance/exit. The big danger is where the kids are. Melrose and Southport don't have stop signs both directions.

Tom Kelley: Bennett is the contact for this project at Tunney's office.

Jeff: Announced the dates of the festival and that it's the Craft Beer Festival. Looking for volunteers.

Anyone interested in the planning committee, contact Mary Markarian.

Chamber update

not present

Meeting adjourned 8:30

Next meeting May 13th.