



# WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

## West Lakeview Neighbors Meeting Minutes

**Monday; March 12, 2018; 7:00pm; Butcher's Tap; 59 present**

Will DeMille called the meeting to order 7:02 p.m.

### **State Representative Ann Williams –**

Introduced Carter Harms, her Chief-of-Staff. Budget issues are major priority as is gun violence, there are several bills in process in Springfield. Gun dealer licensing bill is on the governor's desk now. Working on the issue of net neutrality, require any ISP to stay neutral.

Q: Federal government is talking about fighting the states, is that being addressed?

A: In meetings with the ACLU to find a working system.

She's running unopposed, so she's helping other candidates get out with campaigning.

Q: Lee Crandell - There's a proposal for local municipalities to regulate liquor licenses close to schools & churches, isn't there?

A: Ann- License has to be renewed every year, Paulina Meat Market missed the deadline, but they made the 2nd process.

Q: Funding state colleges, is that still a problem?

A: Hoping that funding is a primary issue. It has to go thru the budget process.

Contact her at [ann@repwilliams.com](mailto:ann@repwilliams.com)

### **Congressman Mike Quigley –**

Important to serve constituents. The government programs, such as Medicare, Social Security, Vets, etc, are very important. It's not O.K. in Washington, it's going to get worse. We are about to enter a constitutional crisis. The House will not be shutting down its investigation. Trump has tried to fire Mueller twice. All of our voting machines can be hacked, 13 states don't have a paper trail of votes. This involves money laundering. He's on the Appropriations Committee, got the reservoir funding finished and the CTA. We need to start working together in Congress.

Comment: Mail delivery. Your office has helped, but we still get mail really late. Asked carrier, and no one wants her route, it's real big.

Reply: The routes are based on demographics, but doesn't include weather conditions. We will try to change the formula for route alignments. They change routes once a year. Meeting with U.S. Post Master to discuss this and other points. We need to try for better service.

**Lee Crandell, Director, Lake View Chamber of Commerce -**

Updates - 2018 neighborhood guide is done. On events - the dates and marketing info to come. No new events. New position at Chamber, Marketing Manager. Carisa Marconet, Lowline Market will happen again; weekly Weds evening concert series July 11 thru Sept. 5, Lincoln, Paulina between Roscoe and Henderson. Sept 15-16 on Southport will be Taco Fest. Mini-grants for events in the neighborhood from the Chamber, up to \$5,000, i.e. block party, street music. Marshfield Market will also happen on Sats. at Lincoln, School, and Marshfield.

Q: Have you looked at moving the concert series?

A: We have talked to businesses.

Comment: Family stuff being done has been really cool.

**Tom Kelley, Planning and Development Committee Chair -**

Development at 3200 North Southport

Tom - we try to get the best solution for the neighborhood, so we try to get these into P&D committee first.

Introduced:

Sara Barnes - Attorney for zoning

Jonathan Splitt, Architect

Put up renderings of proposed development. Calls for 5-story, mixed-use building, commercial space at street level, then 24 apartments. Planning on TOD designation, allows less parking, will provide 7 parking spaces. Requires a zoning change, need a B2-3 for the TOD. These plans presented here must be attached to the zoning request sent to the city.

Jonathan - Building would hug corner, has a partial 5th floor. No studio apartments, top floor is only 3 units. Pulled top floor in 55ft from Southport and in from the west side. Parking is off the ally, dog wash station, trash room, bike storage and parking. Big commercial space; eleven 2 bedrooms; twelve 1 bedrooms; one 3 bedroom.

Q: What's current zoning?

A: B3-3

How many units would that allow?

A: 9 units

Q: Where is this in the decision making process?

A: Tom- We make recommendations to Alderman Tunney

Sara Barnes: We have not gone to the city yet

Q: What stops everything else from being rezoned?

A: Bennett Lawson- We're early in the process. Any matter that requires a zoning change we will send to the Housing and Development group. The density would not be considered on side streets.

Q: What about the other corners (at that intersection)? They're not as tall, 2 are 3 stories, 1 is 1 story.

Paul; It was rezoned. The parking was reduced to avoid any taller buildings than it is.

Comment: Lee Crandell- The Chamber supports these projects, because we've lost residential units in the neighborhood.

Q: What are rents?

A: Starts at \$2,000 for 1 bedroom, 2 bedroom \$3,000. 2 units are affordable units for the city.

Comment: This is really 5 stories.

Q: What makes this a good bldg. at this corner, where all buildings are shorter?

A: Bennett: If this group thinks 5 stories is too many, or space too small, we're here to listen. We think it's important as an entrance to Southport.

We don't allow this type of building to get parking permits.

Comment: There's no permit parking south of Belmont, so that's where people will park.

Q How do expensive apartments get replaced by the affordable units?

A: The alderman wants more mixed income in the neighborhood so this is required.

Comment: Rentals rather than condos are a more popular choice. Younger people use zip cars, and public transportation

Q: Where are dumpsters?

A: On the alley.

Q: Guest passes?

A: Bennett -3 books per month. If someone is going way over we'll deal with it.

Q: Affordable units, affordable units for how long?

A: 30 years

Q: Why do we need more commercial space?

A: Some vacant spaces are old buildings, or too small. The intent here is to get a restaurant that requires a large space.

Comment: Bennett- The corner is very important. A strong commercial corner is important to that street.

Q: What about venting?

A: If there are any complaints it must be addressed.

Q: What makes it qualified for TOD?

A: 1,320 ft from train station is the requirement. We hired a survey company to measure it. It came out to less than that.

Q: There are 3 units on the 5<sup>th</sup> floor, why not do away with those 3 apartments?

Comments: There are buildings on Belmont that are now 5 floors

None around there are, all are 4 stories.

This is overpowering everything else on that corner.

Tom: The setbacks were important, plenty of space on both streets, trees on Southport.

Tom: We will take 2 votes. Only members first, then general vote.

Members only who accept plans as presented: 12

Opposed: 3

Vote of room, Approved as planned: 24

Opposed:

7

### **Irene Sofil – Board member, street festival committee -**

Street festival on Lincoln: Our street fest has been around July 4 during past years. This year we've tried to be proactive, sent out an RFP. We have a verbal agreement with Hank Zemola, of Special Events Management . Trying to decide on dates and theme, and may move it into fall to get more involvement. With a friendly theme.

Next meeting is May 14<sup>th</sup>.