



WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

West Lakeview Neighbors Meeting May 11, 2015; 7:00pm; Mystic Celt; 85 people present

Meeting called to order by Tom Kelley, Treasurer, at 7:08.

Will DeMille reviewed WLVN bylaws. Only paid members are allowed to vote. Asked that all speakers be respected.

Commander Cesario - The new Commander of the 19th District.

Bob Cesario worked in the 19th for 7 yrs. On 5-28 there will be a meet and greet, 6-8pm, at the 19th District station

Will introduced Alderman Tunney

Ald Tunney introduced Bennett Lawson. Asked for input from neighbors regarding 3401 Southport. About 3 yrs ago, the mayor decided that density around transit stations and reduction of cars would be a good way to get more people to live in the city. These are planned developments. The Alderman's office won't let this bldg have permits for permit parking.

2015 Taste of Lakeview Update

The festival this year is Saturday, July 12 and Sunday, July 13th, noon - 10pm

3401-3409 N. Southport Development

Frank Campesi, developer, Jim Jan -developer - Jim introduced himself. Architects had Power Point presentation. John Defram, limestone and brick; insets for balconies; 6,383 sq ft retail; elevator; 30 bike spaces; residential entry on Roscoe; 10 units per floor - 8 one bdrm 2 two bdrm/2bath apts.

Catrina, Zoning PD and TOD, up zone; 7 parking spaces; 50' height of bldg

Frank -stated he is very familiar with this street and neighborhood. He had a chart with "unit loss analysis", units are down. Spoke to businesses and they were in favor of this bldg. His chart had 47% use transit, only 27% drive. A guy from the Center of Lakeview Technology spoke on TODs and that this development works. Car ownership is dropping. Question: Have any studies been done as to where the customers for restaurants and shops are coming from.

Frank: Shops are in need of customers

Cristin Vaughn: Businesses would benefit from diverse demographics, younger and single people

Question: What is expected life of bldg

100 yrs.

Question: what will happen when these are not needed, the TODs.

Jim: This makes sense in the city, it's consistent with city planning

Frank: This area has had a population loss. They're not really adding to the density.

Comment: A member said we need stores to walk to.

Comment: The 2 and 3 flats that have been torn down for condo conversions have not been mentioned.

Frank said the lots must be 37.5 lots

Question: What happens if they don't get approval.

Jim: Looked at what could be built in current zoning. He said the number of units would be less but the number of residents would be about the same.

Question: How long will the exemption last?

Bennett: We would not add that address to the list for 383 stickers.

Question: The bldg will make money for the developers. Is it always good for the neighborhood?

Jim: Has approached Rise to stay. Black Art will be in the bldg.

Question: Will residents be able to get guest passes?

Frank: Yes.

Comment: Residents are eligible for 30 guest passes a month, so they could use them every day.

Question: Does the bldg go all the way out to the alley

The bldg stops 5' from alley

Where are trash and recycling dumpsters

Enclosed in the bldg, Right now there's room for 3 dumpsters

The layout for the corner is revised now. Corner is recessed.

Comment: by person who wants to stay in the neighborhood, we need more young people and more stores

Comment: by person wants to see this type of bldg

Comment: The trucks block the alley all the time

Jim: There is an existing curb cut on Roscoe that would be turned into a loading zone.

The cut is longer than loading zones.

Comment: These developers build nice bldgs

Question: What are the rents

Frank: 1bd \$1,600 to \$1,650 a month

Question: if they're not rented what will they be if they're empty

Jim: they won't be public housing

Vote taken:

in favor - 29

against - 18

abstain - 0

Whole Foods Update:

Novak/Whole Foods Presentation

Michael Bashaw, Regional President; David Schwartz, Vice President; Keith Stewart, Vice President from Whole Foods were present and John Novak from Novak Construction.

Gale, architect, gave review of project, and neighborhood history. Lower level and grade is parking, with 300 spaces. Loading dock is on Belmont beside park. Windows on sides are glazed. Parking entrance is off Belmont. A green wall system will be used rather than green roof. Materials are a fiber cement board, perforated metal panels around parking at grade, Green wall on the metal panels would have plants year-round.

Question: What has changed from prior plan?

Gail: Integrated daylight into the bldg. Integrated the green wall into bldg., outdoor seating, bike racks near front entrance.

Question: Did you get the CDOT study, what about the light, the turn lanes?

Traffic study is done and submitted. The light on Melrose is still in review.

The left turn into loading dock will be admissible. The trucks will turn around inside. Parking on the south side of Belmont will be lost for trucks turning.

Question: How will left turns be navigated into the parking garage?

There will be room for cars to go around turning cars.

Question: With less parking on the street, could they open the garage up to public parking?

No.

Comment: So the store would take away public parking.

Comment: There are only 2 spaces being done away with, and there's parking on Ashland.

John Novak: When Centrum did an analysis for the property, they were going to put 150 residential units on top floors. So, this is a big downscale from the Centrum and Target plans, it will have less impact on the area. Least impact is the goal. This is now a 2 story bldg, not 6.5 stories.

Question: is intent to have trucks turn left into the loading dock?

Trucks will be doing it early and late in the day

Question: Where are the historic elements from the old bldg?

May use them on the wall facing the park.

Question: What spaces are being taken on Belmont? What about traffic during sleeping hrs?

It's 2 or 3 parking spaces on Belmont. All the loading/unloading will be inside the bldg

Comment: Put parking completely underground/playlot built on Melrose/delete exit/entrance on Melrose.

Those don't work. Two stories of parking underground does not work. Whole Foods must have an entrance/exit on Melrose for the store to work. A lot of compromises have been made.

Comment: WF on Halsted has 2 underground parking levels.

Comment: that 300 spaces are required by WF - is this an absolute requirement? What is the nature of the requirement WF looked at the site and they want to be there. The spaces are required by WF for the project to work. Put loading dock inside the bldg, so it keeps the trucks inside the bldg and quiet. Neighbors concerns have been looked at.

John Novak: Concerns have been reviewed. Originally the trucks were leaving on Melrose. The trucks will now be smaller. The church school has had that park for yrs, now there will be a walkway from Melrose to that park. The Alderman wants the park opened to all. The artifacts have been moved outside so that everyone can view it.

Melrose St. Neighbors Counter-proposal

Tracey Morelli - Melrose resident

MelroseStreetConcernedResidents@aol.com

Grievances were put in writing. Contacted WF to get a meeting, but got no response. Power Point presentation on the Centrum P&D proposal and plans. They are not opposed to WF building a larger store, but needs to be compatible with neighborhood. Then, reviewed the WF proposal and plans. The Melrose residents feel like they've been duped. Three main concerns - garage entrance & exit onto Melrose, facade that faces Melrose, traffic light at Melrose and Ashland.

Reply: Every site is unique, and this would be the most expensive store in the city. Want to build an inviting store with atrium. There are limitations on what can be built.

Question: Could parking be put on upper floors?

The store space would be reduced for upper level parking so that's not possible.

John Novak: This is not a big box store of prefab material. This costs 3 times what a big box store would be at the same size.

Question: Can the cul-de-sac question be addressed?

It would close off the block to through traffic.

Comment: Biggest concern is entrance/exit onto Melrose and Belmont. Do away with the entrance/exit on Melrose and have only Belmont.

Comment: We need this in Lakeview. Something big will be built there.

Question: What are we voting on and why can't the entrance/exit be put on Ashland?

Comment: Don't feel that a vote should be taken. It wasn't made clear that a vote would be taken tonight.

Question: What is the city going to do for the safety of the neighborhood? People now speed down streets, and go the wrong way.

Bennett: Speed humps and more signs can be looked at.

Motion to table vote to wait for traffic study was made. Seconded.

Vote - yes 12

no - 9

abstain - 4

3420 N. Lincoln Update

Centrum - John McLinden, Partner

5,600 sq ft lot size; 48' wide lot; retail would be 2,500 sq ft; 4 stories; 6 units per floor, total 18; 6 parking spaces; 47' tall bldg, Would be TOD planned development.

Question: Why are they here?

Looking for more units and less parking.

Question: Any idea for retail?

Haven't begun to market it. May be food oriented.

Question: What's changed?

One parking space was added.

Question: Where will deliveries happen?

Everything would deliver off Lincoln.

Question: What would rents be?

\$1,000 to \$3,000.

Comment: Half of the bldg is efficiencies, not much light, so reduce the number of units.

Those units are the least desirable space in the bldg. that's why they're efficiencies.

Comment: Neighbor to the north says her bldg will be land locked.

The front bldg has a 3' sidewalk. There is no door on the south side of her back bldg. The bldg code allows 2 exits.

Question: Where will the trash dumpsters be and how many?

Another one will be added.

Question: Will a loading zone be needed on Lincoln?

It's not required for this size lot.

Comment: Small businesses need more store fronts.

Comment: the alley is not straight, trucks will get stuck in it.

Motion to vote on the development.

Vote yes, as is - 12

Vote no - 7

The next meeting will be July 13th.