



WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

West Lakeview Neighbors

Meeting Minutes

July 11, 2016; 7:00pm; Butcher's Tap;
43 people present

Will DeMille called the meeting to order.

3462 North Lincoln Ave. request for TOD zoning

Tom Kelley - WLVN board member: TODs are a way to add multi-unit bldgs back into the neighborhood
Chris Fifield- developer, partner - has lived on Cornelia for 12 yrs. This has been empty for 12 yrs.

Thinks it's a blighted site in the area. Plans are for 21 one bedroom apts. on four floors. Adding more residents on Lincoln should improve the retail on Lincoln. Smaller apts are needed, not a lot of vacancies in retail spaces are on Lincoln. 21 units with 8 parking spaces are planned. Car sharing company may be taking 1 of the spaces.

Jeff Gullette – architect. Showed slides of current retail and aerial of area. Proposed bldg fills the lot, ground floor would be retail and parking spaces. No loading dock in plan. Will have elevator, room for trash. A curb cut on Cornelia will not be kept. 7apts on each floor 620 -850 sq ft. 2 apts will be affordable housing. Rooftop deck will on the south side. Apt entry is at the south corner on the south side on Lincoln. Bldg will be brick on the front side and painted on the north side to match the brick.

Comment: trucks block the alleys with deliveries and moving trucks.

Q: What can be built on this lot within zoning?

A: 6 large apts and not build back to alley. This builds up density in the neighborhood for the city's long term plans.

Q: Glad to have more residents. What type of retail are you looking at?

A: Local retailer would be sought.

Q: How long has it been vacant?

A: 12yrs

Q: Where are you in the process?

A: It may be a year before work begins

Q: What rents are you expecting to get?

A: \$1,500-\$2,500 planned for rents

Comment: We are being inundated with TODs and we still don't know if this plan is going to work. All of these are way over-sized. The P&D committee asked that the units be reduced to 18.

A: All the other requests by the P&D committee were revised.

Q: Why the loft type bldg? The older bldgs have a character that the new bldgs don't.

A: We were drawn to a modern plan with the lots of glass look. Will have 10 ft ceilings, need lots of glass for light.

Q: Will this be real brick?

A: Yes

Q: Balconies?

A: No balconies, roof top deck.

Q: Can you take off the pergola on the top?

A: pergolas on existing bldg pulled back pergola.

Comment: They built that bldg without any zoning changes

Comment: You must agree to not allow permit parking for this bldg.

A: We want to build a bldg we are proud of. This corridor needs more density.

Comment: There are already 2 TODs going up on the block, we have no idea how these will affect the neighborhood, this is too many units.

Tom Kelley: Alley must be wide enough, requested 18 units, not 21, no permit parking for the bldg.

Is this the best possible usage, it might sit there for yrs.

Comment: It's vacant because the current owner does not want to rent it out, it probably could be.

He's an 85 yr old restaurant owner, he's done. He has the right to any sale price

Tom: We'd like to take a vote. Will do 2 votes: recommend the project as is presented - 21 not in favor, 15 in favor; members only that are in favor 15, not in favor 14.

Comment: There is a concern to rush into these TOD bldgs.

Cubs Update - Heather Way- Kitzes

Team will be back on Friday, the 15th. On Thurs, the 14th, from 9:00am - 1:00pm there will be an emergency preparedness practice with police, fire dept and EMS, maybe SWAT. Waveland will be closed that morning. Will hear gun shots, helicopters will be there.

New Businesses Introductions

Designs by Guzzardos Florist, Jackie Lacey – she is happy to be here, also have a shop in Melrose Park open Mon-Sat, may try to get a loading zone.

Boutique Cleaners - upscale cleaners, discount flyer offered to all present.

Links to both businesses are in the agenda email

44th Ward Update –

Devon/Racine project will be completely done by end of month. CDOT will resurface the entire street.

There was ComEd, Water Dept and AT&T in the same stretch of street.

Q: Wasn't there going to be a crosswalk at Newport and Southport?

A; It was put on hold. Reason not known

There were 2 arrests for 2 robberies over the weekend. The 19th is up 45 officers. The Roscoe sewer line should be done in August.

47th Ward Update

No one present

Lake View Chamber of Commerce - Dillon

The #11 bus is here again. The Lowline market is here again. Will have artists. Concert series at Lincoln and Paulina was in June, with music, food, and beer. 500 attendees, local musicians.. July 21st, August 18th are scheduled.

Q; Is there a ridership number for the #11 bus?

A: Yes, 1,500 a day.

Next meeting is September 12.

November meeting is the 14th.