



# WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

## West Lakeview Neighbors Meeting July 13, 2015; 7:00pm; Mystic Celt; 75 people present

Tom Kelley, Treasurer, called the meeting to order at 7:07pm.

WLVN membership requirements were reviewed.

There will be no vote taken tonight on the WF project. A meeting will be held August 10<sup>th</sup> for a vote.

**Novak Construction, John Novak/Whole Foods update:** with Power Point presentation.

A cafe will be on the 1st floor. Live wall to Melrose St. Park space has been added to the Melrose side, Gale and Bryan made the PP presentation:

Activate Ashland retail: there will be an 83% retail frontage, up from 37%, with transparent windows and a 12' wide cafe.

Melrose facade: smaller scale materials, sidewalk setback, windows are translucent.

Green space on Melrose to the east of the entrance will be 25 wide x150' long. Sidewalk becomes a winding trail type walkway, for the 6 bldgs across the street the view will be green space. The ground floor will have a green wall with plantings that will stay vibrant throughout the year.

Question: when will the traffic study be available to review? Why are only 3 times of the day identified?

Answer: the times are selected to capture the highest traffic patterns for those intersections.

Question: the numbers for each block don't make sense

Answer: there are cars turning and store parking. The light will be 85 - 105 seconds

Question: the light doesn't jive with the bank of America across the street

Answer: the intent is not to signalize it

Question: the changes are good, in the traffic study what happened to the one way for Melrose and cul-du-sac possibility?

Answer: Plan is to make Melrose one way up to the alley, then 2 way from there to Ashland

Question: study doesn't show cars coming in and out of stores. We're trying to get an idea as to traffic

Answer: the Melrose exit will see more traffic, there will be 2 outbound lanes.

Lee Crandell commented that the Chamber of Commerce is in favor of the project.

Chris Sotos stated that the store will be the anchor to the neighborhood.

Question: why isn't the cul-du-sac possible? There may be a lot of traffic going through the alley. How to optimize problem with cars turning into the parking bldg and there are only 47 parking spaces there.

Answer: CDOT did look at the cul-du-sac possibility and would not agree to it because of safety issues.

CDOT has approved the plan. : The new store would have better parking, and the light will solve jams.

General comment: The WF on School has a difficult entrance from Ashland.

Question: what will happen to that store?

Answer: there is no info on what might go in

Question: Are mechanicals close to that wall on Melrose?

Answer: No.

Question: Won't a bus cause the Belmont entrance to back up?

Answer: There will be parking spaces removed.

Question: Can you show it?

Answer: It's on the Alderman's website

General comment: Thank you for working with the neighborhood.

Question: if the traffic is not changed to flow into WF will the project be cancelled?

Answer: they feel the safest plan has been decided

Question: On the traffic study there is no difference in number for Greenview, will there be no traffic?

Answer: about 5% are assumed to be driving on Melrose

Question: why are there more parking spaces than necessary for the city's requirement?

Answer: adequate parking in peak hours is the concern. WF feels that number of spaces is absolutely necessary for this location

General comment: This is one of the best grocery store plans. We should take a vote tonight so the store can begin construction.

Question: what is the average occupancy in the parking bldg on Kingsbury?

Answer: during holidays it's full, about 90% of the time over weekends

Question: what security will there be after hours?

Answer: electronic gates

### **Announcements**

Construction has started on the 3400 N. Lincoln bldg

The one on the north side of the station is in process, if there are comments contact the Alderman's office.

3401 Lincoln - issue is Bare Burger wants a liquor license

Spanish Square, on Belmont, will be opening in the next couple of weeks

### **Taste of LV festival update:**

Terri Hanley commented that our table drew a lot of people who left with a WLVN brochure and we signed up 15 new members. We will also be at the Margaret Donahue Park block party next Saturday when raffle winners will be drawn.

### **Southport Festival Review and Chamber Update:**

Lee Crandell, LV Chamber Executive Director – Southport will be closed, Waveland to Addison, for the festival this weekend. The Lowline Farmers Market, at the Southport el station, is every Thursday.

### **Chicago Cubs Update, Heather Way Kitzes**

There is not a firm date for Sheffield to open. There was an 8 ½ minute fireworks show on July 4th.

Meeting ended at 8:20pm.

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