



WEST LAKEVIEW NEIGHBORS

THE VOICE OF WEST LAKEVIEW

West Lakeview Neighbors Meeting Monday, July 8, 2019; 7:00pm; Butcher's Tap; 35 present

Jeff Goad, president, called the meeting to order at 7:09pm

WLVN Board members introduced themselves. Jeff explained that they are volunteers.

44th Ward, Bennett Lawson - Chief-of-Staff

Staffing level of police at 19th precinct, latest is 395. Zoning: 3347 N. Southport applied for zoning without meeting with anyone, the alderman or neighborhood. The developer of 3301 N. Southport hasn't asked for any more changes, it will be 4 stories, may start as soon as this week.

Q: Since there is a lag between meetings, can developers move ahead before the next meeting?

A: The plan will be held up by the city until the alderman has approved it and he would pass it on to the neighbors. Ald. Tunney is now the Chairman of the Zoning Committee. Nothing proceeds with the alderman's approval.

Jeff: He and Tom visited Ald. Martin's office. Great group of people. Hopefully, we can work with the 2 wards for continuity of shopping and developments

Dillion Goodson, Chamber of Commerce - Executive Director

Announced himself as the new Director. One of his agenda ideas is to do more engagement with neighbors.

Mondays, St. Alfonses will have yoga on their terrace, 6:00

Weds nights, music concerts on Marshfield by the Brundage bldg, 5:30

Thurs nights, Lowline Farmers Market at Southport station, 3-7:30pm

Sat and Sun, Variety of events in the LowLine walk

Q: Nobody uses the seating on the street, why is it there?

Dillion: It depends on time of day. Loba uses the one in front of that cafe as outdoor seating.

Contact Dillion at: dillion@lakeviewchamber.com

Q: How is LowLine expansion going?

A: Southport and Paulina are built. About a third of the walk is completed.

Q: Has any security been added in the LowLine?

A: More lighting will be installed.

Q: Park at Marshfield when will that start?

A: Later this year, if funding is achieved.

Mary Markarian, WLVN Board Member, Coordinator for Craft Beer Fest

Need 7 people to man the beer booth for a shift, see her after the meeting.

VIP area will be serving craft beers from Bitterpops. Will be pizza vendors, Paulina Market will have a pizza burger. Two White Crew and another band on only 1 stage. Will have a dj playing old tunes. And a kids play area.

Jeff: We are trying to have a unique festival that will attract a large crowd. This event is important because WLVN receives money from the proceeds. We will be looking for associations that need grant money in our neighborhood.

Tom Kelley, P&D committee chairman

Jeff: Southport corridor is a special place. Great schools, parks, friendly business street. Has changed dramatically in the last 10 yrs. The last zoning ordinance, in 2002, tried to create some continuity. We (WLVN) have a role to do the best we can for you. We live here, we live through problems. We ask developers to be good neighbors. When they ask for something different we have a say in the matter.

Tom: Zoning is the set of rules by the city that dictates what can be built, where, how large, how tall, what type of bldg. The city retracted the zoning in this area. This area became a very desirable place to live. Single family homes became the norm here replacing multi-unit bldgs. We don't want Southport to look like a canyon. It has 10' sidewalks. We also deal with Lincoln Ave. and Ashland. How do we keep businesses thriving? Where can we put more people? WLVN are a bunch of volunteers on the committee that are concerned with maintaining the character of the neighborhood. The character of Southport has changed drastically, we want to keep businesses on the street. If developers want to do something beyond existing zoning, developers must talk to the alderman and then us, the neighborhood.

Jeff: Check the zoning of your house on the city's zoning map. Southport zoning can be found there. It will give us the use allowed in zoning. TODs are the newest zoning changes. It covers properties within 1,200 ft of a transit station. What can be built and parking requirements are different. The parking issue is mostly a concern of the older population. These younger residents don't have cars, they use uber and mass transit.

Comment: Attrition happens a lot in these bldgs. People move all the time, trash and rats are problems.

Chris: I own bldgs around here. The new bldgs keep tenants. The demand for these units is overwhelming, we provide affordable units when they're over 9 units.

Tom: We've never permitted 6 story bldgs on Southport. Part of our concern is what's needed now and what will it be in the future. We're in the business to protect the neighborhood.

Comment: What about the sewer lines around these big bldgs?

Bennett: Sewers are designed to handle more people than are here now. The single homes have fewer people than what was here.

Q: Is anybody tracking the parking?

Bennett: Yes, we are. The TODs can't have permits. They can get guest passes. We will continue tracking this.

Q: Are there limits on TODs that can be built close together?

Bennett: There aren't many lots that qualify.

Q: Have limitations been discussed?

Bennett: Not yet.

Q: Is there an limitation on size? These units are very small.

A: Some are 400sf. Most owners do 1 year leases. To sublease the owner must give permission. Air B&Bs are now being controlled by owners and condo assocs.

Q: Multi-family bldgs should be saved. Is there anything that we can do to preserve them?

Bennett: There's nothing we can do about the down-sizing of units. The density has gone way down because multi-units have been torn down for single family homes. This conversation must be city wide. Density preservation is a concern.

Jeff: Market demand dictates what's built. Recently several condo bldgs have been built with 2 and 3 units at a price level that is affordable.

Tom: For TODs we have added a defacto standard of an average of 500sf for units.

Comment: We have a lot of empty lots and bldgs for sale. We're about to have a major influx of 4 TODs at the same time.

Jeff: You're in the high end of the condos. It won't affect your property value.

Comment: If there's a lot of one thing, like TODs, it needs to be spread out over years.

Jeff: These are really not competing with the nicer condo bldgs. These TODs aren't even 1% of this neighborhood's units. These are a different caliber of people, they won't affect property value.

Comment: These 6 story bldgs would affect property values.

Jeff: We have not approved any 6 story bldgs.

Comments: Discussion of number of units in TODs in the area is way too high. The unit counts were reviewed and are less than what neighbors thought.

Bennett: All the plans are on the ward website. First question is always where is the garbage dumpster? There has to be an enclosure for dumpsters.

Comment: The garbage is an important topic for us with the new bldg developers. Problems with current businesses was discussed. Businesses are inspected before they open and then regularly after that.

Bennett: The city is behind with dealing with CBD stores. Licensing requirements are still in flux.

Complaints are dealt with by contacting the business first. Then, if other steps are necessary the alderman's office will follow through.

Jeff: Please consider volunteering at the festival, if you're interested, talk to Mary.

Meeting ended at 8:35pm

Next meeting: September 9