

HPWNA Board Meeting – Nov. 12, 2014
Minutes

1. Call to Order -- 7:34 p.m.

In attendance: Gretchen Helmreich, John Friedmann, Erin Engstrom, Libby Karier, Mark Jones, Kathryn Pensack, Dana Fritz, Scott Alter, Estevan Flores, Rolando Villate, and Dorel Ardelean and 3 others representing AP Property Development and 2940 W. Irving Park LLC

2. Approval of Minutes

Minutes from the Oct. 8 meeting approved with 2 amendments.

3. Treasurer's Report

Balance as of Oct. 31, 2014: 1,339.38

Outstanding deposits: none

Outstanding payments: \$211.15 to Gretchen (final payment from summer kick-off party)

4. Meetings Attended

a. **CAPS** – Beat 1724

There was no CAPS meeting this month. The next meeting is Dec. 9

b. **33rd Ward TAC** (Transportation Advisory Committee)

John attended. There was an introduction to the new Divvy bike stations for the 33rd Ward. Installation is expected in March.

c. **HPAC** (Horner Park Advisory Council)

1) New officers were elected.

2) RIVERFRONT: The project is progressing. 232 new trees and shrubs are planted along the shoreline; 50 more are to be planted. There will be 3,000 to 4,000 native plant 'plugs' set into the ground along the shoreline and in the oak savannah area at the south of the park.

3) DFA: The dog friendly area is on hold.

4) Ravenswood Manor Park is getting new playground equipment. HPAC was soliciting area feedback on which plan to select.

d. **Bateman LSC**

The principal selection process is underway. The committee is formed and the first meeting (open to the public) will be Nov. 20 at 5:30 p.m. in Room 118 at the school.

e. **NRC** (North River Commission)

The new executive director was hired – Thomas Applegate.

We are delinquent in our membership fee. The motion was made to pay NRC \$100. There was discussion as to whether we should only pay \$50, but the \$100 payment carried. The dues is through June 30.

f. Other meetings

none attended

5. Committees

a. **Social**

1) No TGIF in November, but Gretchen reported several people were suggesting ad hoc winter parties (bowling, a basement party, etc.) She was going to get back with those people to firm up plans.

2) Winter party – We are confirmed with Templestowe; it will be kid friendly. We confirmed that while people are encouraged to wear holiday attire, there will not be a contest like last year. Also no raffle prizes this year.

Erin volunteered to make the flyer for the party; flyering will be done Nov. 30/Dec. 1.

3) Grate parties – Didn't work so well last winter, but we will put a note into the newsletter and on the website that people should find (and clear) the grates in front of their houses and at their corners now, so that once the snow/ice hits, they will be easy to find and dig out as needed.

b. **Beautification**

Last clean-up of the season was on Nov. 8. Weeded and pulled garbage from the planters. Most of the planters were well maintained – thank you to Montrose businesses for taking the time to keep them up.

c. **Forward Progress**

1) Gretchen gave Mark the pictures the board chose to serve as the base for the vision board for Montrose.

2) New tanks were delivered at BreakRoom.

3) Heineman brothers are on the Discovery Channel show Bar Masters, highlighting their business.

4) A stop-work order was issued for the Sacramento/Montrose development. The city pulled the permit because of lack of activity. The city also is suing the developer.

5) Grand Tour closed.

d. **Communication**

1) Website and Facebook is weak in terms of content right now. One suggestion was we pull the blurbs from the newsletter to just have short sound-bites on the home page. Libby is going to be trained on how to post on the website.

Gretchen suggested that given the number of babies being born in the neighborhood, we run a 'newest neighbor note in the newsletter, if the parents allow.

2) Kathryn said that her neighbor had been happy with her suggestion of dog-sitting and suggested that a blurb on neighborhood engagement like that might

be good for the newsletter. Gretchen said she thought something like that – one-on-one neighbor connections were better done through the Wiggio site.

6. Old Business

Solar support: Kathryn said she was disappointed that after the vote in August to write a letter in support of solar panels on the Albany Park Library, it was not done. Gretchen explained that when the vote was taken it was done so in the belief that the project had been proposed and was seeking public input; that was not the case. We did not follow our steps for vetting projects before that vote was taken. HPWNA's mission is to act (for or against) specific projects with immediate impact on the neighborhood. As much as we as a board or individual members might support a specific cause, it is not the group's mission to do so. Kathryn noted that Ald. Mell is a support of solar power. She will have Karen Weigert, the city's chief sustainability officer, at the ward night in December (Dec. 10, 5-7 p.m.) to answer residents' questions about sustainable initiatives in the city and discuss options for homeowners and businesses. Kathryn said she will be there at 5 and John said he probably could get there closer to the end.

7. New Business

2940 W. Irving Park Road

The Ardelean brothers, their attorney and architect made a presentation to the board for the proposed development at 2940 W. Irving Park. The plans require a zoning change, to B2-3 from B3-1. The zoning change is restrictive – tied to the specific building proposal. The change will allow them to build a 3-story 4200 square-foot building (not including the basement, which will be duplexed to the first-story apartment).

The proposed building officially is 35' high – but to the top of the parapet will be 42' and the 'dog house' access to the roof will be still higher.

Current neighbors (Estevan, Rolando and Scott) raised questions regarding loss of light due to the height, whom to call regarding worksite maintenance and damage to their homes during the excavation. Other questions were regarding parking spaces, size of backyard, if there will be a rooftop deck on the garage, placement of garbage cans (in the backyard; no setback from alley for a space there). The front of the property will align with the existing houses on either side.

Consensus among the board members and neighbors was that we do not support the zoning change: The building is well designed, but is too tall given the neighboring properties. We support development of the site but want it to be within the current zoning. Mark and John are to work on a letter to the alderman noting our support for development of the site, commending the developer for a well-designed building, but stating that any development should be done within the limits of the existing zoning designation.

8. Adjourn -- 9:06

Next meeting: Dec. 10, 7:30 p.m. Location TBD (Kathryn suggested Lady Bug Café; if it's not open late enough, we will meet at Leader Bar.)