

Lakeview SSA 27
Meeting Minutes
15 September 2011
8:30 AM
St. Luke Church
1500 West Belmont, Chicago, IL 60657

Attending: Beth Kraszewski, Lisa Santos, Joe Kenny, Ann McCabe, Rev. David Abrahamson, Ray Hallowell, Norm Dinkel, Jill Heise

Absent: Denny Moore

Guests: Mike Fourcher, Frank Campise, Matt Nardella

Staff: Heather Way, Mary Kate Rohan

Chairwoman Santos called the meeting to order at 8:38 AM.

Ray Hallowell made a motion to approve the minutes from the July meeting. The motion was seconded. Motion carries.

New Business: Chairwoman Santos introduced a discussion regarding the purchase of the vacant CTA property at 3400 N. Lincoln, outside the Paulina Brown Line. The purchase would be made via a partnership with Open Lands (www.openlands.org). Open Lands would purchase the property and Friends of Lakeview, a 501c3, will enter into the lease-to-own agreement with Open Lands. The intention is that the SSA will guarantee the lease but it will be paid off with as much private money as possible. Matt Nardella from Moss Design displayed preliminary site plans/renderings.

Heather Way explained that she has met with Alderman Waguespack; he is willing to listen to the proposal, and wants the project to go through the same process that a developer would, including community group meetings. The Lakeview Chamber of Commerce/SSA 27 specializes in, and has won an award for, community engagement, and wants the community to be on board before moving forward with anything paid for by taxpayer dollars. Based on the research presented in the LAMP and since, she believes this is a chance for people to experience Lakeview and the Paulina station in a different way and has the possibility to be a bigger economic driver than any transit oriented development. Access to open/green space was the number one thing residents wanted when surveyed during the LAMP process. 81% of tax parcels are residential units, and residents have often said that SSA tax dollars go more towards businesses; this would be a direct benefit to the residents.

A budget was presented showing the cost of the purchase (Land cost plus fees) totaling \$911,250; an estimated projection to develop the property of \$125,000 and maintenance of \$15,000 per year. Should the Commissioners choose to move forward, more detailed budgets will be developed.

Chairwoman Santos acknowledged that there were still a number of hurdles between today's meeting and the purchasing of the property, but they will continue to move forward until they can't anymore. Several commissioners asked questions and raised concerns. She and the staff acknowledged that the intention is not to cut current SSA services in order to make the acquisition. Beth Kraszewski made a motion to pursue the acquisition of the property,

seconded by Joe Kenny. Motion carries. Norm Dinkel was the only dissenting vote, but then changed his vote to enable the pursuit of acquisition of the property.

President's Report: None

Treasurer's Report: Money will be tight depending on when the city tax bill comes out, they are waiting on 2nd installment tax bills.

Staff Report: None

Old Business: None

Public Comment: None

Announcements: Joe Kenny announced Finley Dunne's Oktoberfest, starting at 2pm on Friday September 22nd; all are welcome.

Ray Hallowell motioned to adjourn the meeting, seconded by Jill Heise. Meeting adjourned.

Next Meeting: TBD