

Minutes for RMIA Board Meeting, Monday, July 9, 2018

Board Members Attending: Athene Carras, Brinda Gupta, Mina Marien, Kathy Monk, Alan Mueller, Jim Peters, Craig Pierson, Bette Rosenstein, Suzy Thomas, Joe Valentin, Lisa Washburn, Victoria Wiedel, Scott Wheeler

Not present: Matt Lachey, Lorin Liberson

Visitors: Thomas Applegate, Don Clark, Darinka D'Alessio, Nick D'Alessio, Behrnt Aaberg, Cynthia Mueller, Gail Niemann, David Pott, Linda Kagan, Pat Casler, Dave Monk, Maureen Egan, Michael Leff, Stephanie Bransfield, David Schlensker, Miller Bransfield, Carol McLaughlin, Tony Armour, Robin Armour, Vera Douma, Matt Vanderzee, Ellen Ferar, Ellen Moderhack, Sandy Steinbrecher, Julie Moore, Jill Rubin Decremmer, John Byrne, Jordan Olive, Betty Roggenkamp, Shelly Staat, Jim Robinett, Nancy Melvin, John Friedman, Cathy O'Connell-Cahill, Mike Cahill, Megan Wade, David Schroeder, Sean Wiedel, Debbie Robinett, John Scaro, Jennifer Margolis

The meeting was called to order at 7:02 p.m.

Minutes Suzy will provide an updated amount for money raised for the Garage Sale. With that change, June meeting minutes were approved.

Parks: Mina & Deb Robinett presented the plans for LaPointe Park.

- An RFP was sent to 4 companies and 2 were accepted – Greenlawn Landscaping & Wolff Landscape Architecture, Inc.
- (Documents are attached
- The committee preferred the Wolff proposal, but it was double the \$7,650 estimate from Greenlawn and included volunteers and piecemeal subcontractors. There does appear to be 'wiggle room' with Wolff.
- A third option of landscaping in phases was proposed.
- Whatever the final design, volunteer-based maintenance would be required.
- The Board will give its input on the proposals at a future meeting

Historic Landmark District:

Report on Block Meetings (May-June 2018)

- 17 block meetings were held, representing 20 blocks in the Manor (2 meetings yet to be held at time of report – 1 is next week and the 4500 block of Mozart will be organized by Suzy & Bette)
- 144 "Households" (HH) were in attendance. Since many HH had two attendees, total meeting attendance was closer to 175-200 persons
- Average Households/meeting: 8.5 HH
- Board Members in Attendance at Meetings:
 - Jim Peters: 12 meetings
 - Bette Rosenstein: 11 meetings
 - Suzy Thomas: 10 meetings
 - Athene Carras: 7 meetings
 - Brinda Gupta: 2 meetings
 - Kathy Monk

- Alan Mueller
- Craig Pierson
- Joe Valentin
- Lisa Washburn
- At the block meetings, there was a vote:
 - “Support” for Landmarking: 74 HH (51%)
 - “Opposed” to Landmarking: 23.5 HH (16%)
 - “Undecided” on Landmarking: 46 HH (32%)
 - If the two heads of a Household were split on their votes, each member received ½ a vote. There are approximately 520 households in the Manor
- Visitors to the meeting discussed their opinions about the block meetings. Anyone who was unable to attend a block meeting can still submit questions/comments to the
- Final Block Meeting statistics in relation to total number of households in Ravenswood Manor:

Total number of households: 520

Households attending block meetings: 166

Block meeting statistics based on total households in Ravenswood Manor:

166 =31.9% of total households

77.5 = 14.5% of total households for LS

32.5 = 6% of total households against LS

55 = 10.5% of total households undecided on LS

1 = .01% of total households who abstained

Discussion about Next Steps

Some of the most frequently asked questions relate to what the design guidelines would be if the neighborhood pursued landmark status. Typically the design guidelines are developed after the City’s Landmarks Commission votes to move forward on initiating the formal process of landmarking a district. The formal process includes asking property owners to vote on if they support making a landmark district.

Developing these guidelines before the formal process starts would help residents learn more about how being in a landmark district would impact any changes they would like to make to the exterior of their properties.

There still is an open question about whether the Ravenswood Manor neighborhood would even qualify to become a landmark district. The research report presented in April includes the details the City would use to evaluate if the neighborhood would qualify.

Suzy proposed sending the research report to the Chicago Department of Planning and Development (DoDP) in order for its staff to assess whether the area might be eligible as a potential Chicago Landmark District and to request help with discussing potential design guidelines. DoPD staff would not send any information to the Commission to vote on.

There was discussion among board members and visitors about the proposal. Some visitors expressed concerns and posed questions; other visitors expressed support for the proposal.

Board members indicated the drafted guidelines would be presented to Manor residents for their comments before the Commission would be sent any information. The board will schedule a presentation at the RMIA annual meeting in October.

Jim made a motion to send the research report to the DoDP staff to see if Ravenswood Manor meets the criteria of a landmark district. If their assessment is yes, the staff would work with the RMIA on drafting design guidelines. The staff will be told that no actions should be taken by the Commission on Chicago Landmarks to initiate any permit review procedures.

- Brinda seconded the motion.
- 12 board members voted in favor of the motion
- Bette Rosenstein voted against

The meeting was adjourned at 8:29 p.m.

The next Board meeting will be Monday, **September 10**, 2018 at 7:00 p.m. at Horner Park Field House.

Submitted by Kathy Monk and Victoria Wiedel

Christy Webber & Company
 2900 W. Ferdinand Street
 Chicago, IL 60612
 www.christywebber.com

Proposal



Estimator: Matt Draus
 Phone: (773) 533-0477 Ext: 1292

Proposal: MD18131
 Date: 7/9/2018

Project Info:
Name: Arthur J. LaPointe Park
Address: Manor & Giddings Chicago,
Maintenance Term: Install through Acceptance

Proposal Based On:
Drawing Issue Date: 6/28/2018
Includes Addenda: Concept Pricing Plan
Wage Rate: Standard Union
Tax Status: Sales Taxes Included

Scope of Work

Provide labor, materials, equipment and hoisting as required to complete all landscaping & exterior improvements as detailed in proposal below.

Exclusions

Cook County/IL State Prevailing wages; CIP & Precast Concrete; Irrigation; Site Furnishings; De-watering; Fences & Gates; Tree Removals; Tree Protection; Mass excavation other than for plantings; Existing soil testing; Permitting;

Description	Quantity	UOM	Unit Price	Extended Price
01 Base Bid Items				
Removals Includes removal and hauling of existing vegetation (except tress to remain).	1.0	LS	\$ 2,741.65	\$ 2,741.65
Rough & Finish Grading Includes rough grading as required for mound & swale, and finish grading to within 1" as per plan.	10,300.0	SF	\$ 0.16	\$ 1,627.08
Lawn Seeding Includes seed, blanket and staples.	4,932.0	SF	\$ 0.33	\$ 1,641.22
Native Seeding- Park Area Includes seed, blanket and staples.	4,238.0	SF	\$ 0.41	\$ 1,741.41
Native Seeding- Parkway Includes seed, blanket and staples.	1,130.0	SF	\$ 0.40	\$ 457.30
Total 01 Base Bid Items				\$ 8,208.66
02 Optional Items				
Existing Soil Prep Includes placement of 2" deep Midwest Trading One-step soil conditioner tilled into existing soil.	64.0	CY	\$ 95.07	\$ 6,084.72
Planting- Standard Perennial, 1 Gal	1.0	EA	\$ 11.26	\$ 11.26
Planting- Standard Grass, 1 Gal	1.0	EA	\$ 12.82	\$ 12.82
Temporary Watering- 1 month term	10,300.0	SF	\$ 0.18	\$ 1,894.93
Total 02 Optional Items				

Bid Qualifications

1. Proposal only includes specific items and quantities listed in proposal, all additional work will be at additional cost.
2. Proposal includes the wage rate as detailed above. IL State/County Prevailing Wage rates are not included unless specified.
3. TACO tier soil testing is not included unless otherwise noted and would be completed on a unit price basis.
4. Performance & Payment bond is not included unless otherwise noted.
5. Any re-work attributed to outside contractor damages to CWL finished product may result in additional charges.
6. Warranty for trees and plant material are included as per specifications.
7. Proposal assumes that CWL will have open access to all landscape areas and water and electricity will be provided by owner/GC as necessary.
8. Dewatering of work areas to be performed by others.
9. Proposal includes 75% WBE participation with no sub-contractors in scope unless otherwise noted.
10. Proposal does not include any MBE or DBE participation unless otherwise noted.
11. Proposal pricing as submitted includes trees / sizes available at the time of bid, availability may vary upon the time of installation.



LaPointe Park Comparison	Greenlawn	Ted, Contractors, Volunteers
DRAFT, need to verify, decide		
	\$7,500	\$6500 plus \$1000 for Ted
DESIGN/PROJECT MANAGEMENT	Included	Ted
TREE REMOVAL	Included	Volunteers
Crabapple, Ginkho	Included	Volunteers
NE Corner shrubs	Included	Volunteers
4 Street trees, remove or keep		
STUMP REMOVAL	Included	Contractor
DEMOLITION, COMMUNITY GARDEN	Included	Contractor, maybe volunteers
DEMOLITION, PLANTER	Included	Contractor, maybe volunteers
GRADING	Included	Contractor
PURCHASE PLANTS, SEED, MULCH	Included	Ted, wholesale
INSTALLATION, PLANTS, MULCH	Included	Contractor, maybe volunteers
INSTALLATION/CONSTRUCTION, COMM. GARDEN	Included	Contractor, maybe volunteers
4 NEW BENCHES		Fundraising?
NEW TREES		Fundraising?
REMOVE/REINSTALL SUNDIAL	Included	Contractor

Does this committee commit to oversee volunteers and fundraising?

Decisions to finalize design:

- Native seeds around perimeter vs lawn
- Remove street trees and plant new vs keep existing
- Splashy entrance plantings vs none
- North property line screening preference
- Number of benches and fundraising
- Additional trees and fundraising
- Sundial location
- New signage or keep existing
- Sculpture and fundraising for it (2019)



PREPARED BY: DEE BUSCH • 312-961-0021

April 17, 2018

PROPOSAL

CLIENT INFO:
 Lorin Liberson
 Re: LaPointe Park
 4741 N Manor
 Chicago, IL 60625

DESCRIPTION OF SERVICES	SIZE	QTY	UNIT	
TREE/SHRUB/PLANT INSTALLATION				
PINUS STROBUS	6'	6	EA	\$2190.00
CORNUS SERICEA ALLEMANS DWARF	#3	6	EA	\$412.00
TAXUS CUSP GREEN WAVE	24"	6	EA	\$770.00
ROSA FLOWER CARPET PINK	#3	6	EA	\$338.00
MOLINA CAERULEA MOORFLAMME	#1	10	EA	\$250.00
SOD, MIDDLE OF PARK	ROLL	70	EA	\$840.00
			TOTAL:	\$4,800.00
HARD MATERIALS (STONE, MULCH, TOPSOIL, ETC.)				
MULCH		3	CY	
			TOTAL:	\$360.00
MISCELLANEOUS (DELIVERY, TRAVEL, RENTAL, ETC.)				
Remove Crab, east side, pine NE side		2	EA	\$690.00
Relocate sundial, wallstone to Giddings-Manor		9	HR	\$450.00
Move soil from north beds to center, grade		8	CY	\$1000.00
Pick up gravel, corner, install weed barrier, reinstall		3	MH	\$150.00
Delivery/Travel		4	HR	\$200.00
			TOTAL:	\$2,490.00
PROPOSAL TOTAL:				\$7,650.00

GREENLAWN LANDSCAPING, INC. looks forward to being of service to you. If you have questions or need clarification regarding our warranty policy, please call. Trees and shrubs are guaranteed for 12 months. In the event the tree or shrub dies within this period, Greenlawn will replace the items no charge, however labor charges to remove and plant the replacement material will apply. This warranty does not apply to Boxwood (Buxus) as we will not warranty this material. Sod is guaranteed for 30 days if the customer has followed watering and Maintenance instructions. Seeded lawns are guaranteed for 30 days, assuming the client has amply watered and pulled invasive weeds. Greenlawn will reseed at no charge within the 60 day period if less than 80% stand of grass has germinated. Not responsible for underground electrical lines, water lines, irrigation lines or heads not marked or easily located prior to excavation. Homeowner will be responsible for costs and replacement of lines that are damaged during course of work. Hidden roots, concrete and Construction debris discovered during excavation will result in additional charges to be agreed upon by homeowner prior to proceeding. A signed proposal along with a 50% deposit indicates acceptance of this contract and scheduling of the project. The full balance is due upon completion of work. Please sign, keeping one copy for yourself and mail/scan to our office. Thank you.

PLEASE SIGN AND RETURN ONE COPY

 Liberson

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PO BOX 46096, CHICAGO, IL 60646 • O: (773) 463-0445 • F: (773) 463-0450 • GREENLAWNCHICAGO.COM
 Our Mission: Create and maintain beautiful landscaping and help foster an earth-friendly environment
 Winner: Illinois Landscape Contractors Association Excellence in Residential Construction Merit Award

LAPOINTE PARK IMPROVEMENT COMMITTEE (presentation to RMIA Board, July 9, 2018)

Committee Members:

Lorin Liberson - chair
Kevin Kleinick
Michael Leff
Tracey Lowenthal
Mina Marien
Deb Robinett
Lori Weber

Committee met in March and compiled a 'wish list' for the park. This input came from everyone on the committee and included feedback from the proximate neighbors who utilize the park most frequently.

GARDEN PLOTS

To assess a consideration for keeping the 16 garden plots at LaPointe, we reached out to the most recent Garden Plot owners to solicit continued interest in using the plots.

11 names and emails had been provided by Maren Robinson, a current gardener at LaPointe Park. 4 responded yes, 3 responded no and 4 did not respond at all.

We lean towards not keeping the plots, but defer to the RMIA board to make that final decision. A smaller area with fewer plots would be welcomed by some, but the additional cost to rebuild them is out of our budget range.

No one is using the plots this summer, but that is probably because of the discussion of park improvements and not knowing when they may have started. As it turns out, they could have been used this summer.

TREES

MWRD will remove the dead ash trees along the alley. Two are dead at this time, but there are more ash trees there as well as the four parkway trees that are starting to go. Two are bare at the top, the other two still look good. (The Bureau of Forestry for the city would handle the parkway trees if and when they need to go.)

We also have a request for removal of two trees next to the neighboring house that are up against the original fence the RMIA put in many years ago. These trees are close to or on their property line, and they would like to put in a new fence soon. Those trees may cause a problem.

A request was also made to MWRD for them to regrade the center of the park, but they declined. Hopefully someone can speak directly with MWRD, the information we have at this time has come through requests we made with the Alderman's office.

PROPOSAL

Objective: To create an open space for the neighborhood to enjoy with their families and dogs that incorporates the stated goals

Budget: \$7500 (determine if we can accomplish with this amount or would this need to be done in phases)

Address: LaPointe Park - corner of Manor and Giddings

Goals (all based on neighbor feedback):

- *Low maintenance
- *Regrade the plot so it doesn't flood or sink in the middle
- *Remove (or repair) the planting beds (if we remove, could we repurpose the soil from these beds in the regrading?)
- *Remove the structure and plantings in the center of the park
- *Save the sundial and relocate
- *Remove the smaller crab apple tree on the East side of the park
- *Remove the pine tree on the NE area by the adjacent neighbors fence
- *Address the area along the alley - how do we anchor this area?
- *Redo the existing planting area (along Giddings).
- *In addition to the bed in the south end of the park towards Giddings, there is also a small triangle in the parkway, right on the intersection of Manor/Giddings that has river rock in it currently, but is overgrown with weeds every summer.
- *Add seating
- *Create visual interest at corner of Manor and alley as a "welcome" to the neighborhood
- *Could we add plantings and/or beds on the parkway?
- *New grass that can withstand heavy play
- *Create natural barrier with plantings on the Manor side of the park
- *Identify projects that the neighborhood could volunteer to do for sweat equity/assist with costs

The RFP was sent to 4 companies:

Greenlawn Landscaping
Ross & Jack's Landscaping
Wolff Landscape Architecture, Inc.
Fieldwork Design Group

Two companies gave us firm pricing for the design and building of the improvements. One company (a Manor resident) spoke of a vision for the park, but did not submit a firm proposal and the last (another Manor resident) gave us a firm vision and loose pricing for us to sub-contract.

The committee narrowed the choices down to Greenlawn Landscaping, Inc. and Wolff Landscape Architecture.

Greenlawn Landscaping's proposal included two items we do not want. One is the path down the middle (not included in quote), the second is a row of white pine trees along the alley fence. We requested these adjustments be made with the new pricing, but have not received that yet. The quote should be lower with deciduous bushes instead of the pines.

Wolff Landscape is also delivering quotes for us sub-contracting the job, but we have yet to receive those.