

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)

General Meeting

09 April 2018

Second Unitarian Church

656 West Barry St., Chicago IL

**MINUTES**

- 1) **WELCOME AND INTRODUCTIONS**, President Jan Sumrall
  - a) The April SELVN General Meeting was called to order by President Sumrall at 7:04pm with 23 current members and 16 non-members in attendance.
  
- 2) **GUEST SPEAKER**, Frank Campise, JAB Real Estate – Deconversion – Condominium to Rental
  - a) Market conditions have led to the increase in deconversions.
  - b) Rules of deconversion:
    - i) The condo association has to vote on the motion. Illinois statute requires 75% owner approval for a successful deconversion.
    - ii) The condo association documents could contain a higher percentage threshold for approval.
    - iii) If a deconversion vote succeeds despite an owner’s opposition, said owner may file an objection within 20 days with the property manager.
      - (1) If a deconversion vote succeeds, an owner opposing the sale cannot stop the sale but said owner is entitled to the greater of either the fair market value of the condo or the remaining debt the owner has on the condo, plus reasonable relocation costs.
  - c) The condo association holds the power to settle finance disputes if they arise. If a condo owner has taken out a loan to renovate, such loan will be taken into account in assessing the value of the condo.
  
- 3) **MILD2SPICY – 714 W. DIVERSEY**, Nick Nararyanan & Usha Nagendran – Liquor License Plan of Operation – Incidental Activity License – Vote
  - a) Plan of Operation has been submitted to the Alderman’s Office thereby allowing for an immediate vote during the current SELVN Meeting as opposed to waiting until the next general meeting.
  - b) Hours of operation: Mon-Fri, 2pm-11pm and Sat-Sun, 11am-11pm, liquor on premises only.
  - c) **Bob Clarke moved to accept the Plan of Operation and approve the liquor license, John Blackburn seconded the motion. The motion passed with 23 votes in favor; 0 abstentions; 0 vote against.**
  
- 4) **MAISON MARCEL – 3114 N. BROADWAY**, Xavier De Yparraguirre – Liquor License Plan of Operation – Incidental Activity License – Vote
  - a) Plan of Operation has been submitted to the Alderman’s Office thereby allowing for an immediate vote during the current SELVN Meeting as opposed to waiting until the next general meeting.

- b) Hours of operation: Fri-Sun, open no later than midnight and Mon-Thurs, open no later than 9pm.
  - c) **Bob Clarke moved to accept the Plan of Operation and approve the liquor license, York Chan seconded the motion. The motion passed with 16 votes in favor; 1 abstentions; 0 vote against.**
- 5) **REDEVELOPMENT PRESENTATION 554-628 W. DIVERSEY (OLD WALGREENS SITE) & 2801-2807 N. BROADWAY**, Joe Markese and Kearby Kaiser, BJB Properties, Inc.
- a) The original plan remains in place. What changed is a new engineer and new elevation of the foundation. The original plan did not accurately assess the water table and risk of flooding; minus 18 feet down instead of originally minus 20 feet. The water table is at minus 10 feet, different elevation of foundation.
  - b) The building will contain retail on the first floor and 54 residential units above the retail space. The building will have 8 total stories reaching 96 ft. The units will consist of studios and 1-bedroom and 2-bedroom apartments. The retail space could accommodate a single tenant or be divided to accommodate multi-tenants, depending on the tenant interested in the site.
  - c) The building will be completely separate from the existing 600 W. Diversey building but both buildings will share the parking garage and the loading dock.
  - d) Timetable: Permits will hopefully be issued by the end of summer. Construction will last 1 year after breaking ground.
  - e) Materials: Aluminum and composite non-combustible metal paneling on the north side of the building—exposed to Broadway. A glass wall will feature on the other sides. The materials are under review by the City with the requirement that the materials will have to complement the materials used on the existing 600 W. Diversey building.
  - f) During construction, pedestrian traffic will be able to walk down Broadway and Diversey. Bus stops will be relocated. The Broadway stop will be moved north up Broadway. Diversey stop will be moved east.
  - g) Footprint does go out south towards Diversey from the current site. There will be a cut-out at the corner to allow for more pedestrian traffic. The cut-out goes in 6ft into the building.
- 6) **44th WARD UPDATE**, Jessica Papp - Office of Alderman Tom Tunney
- a) 2922 N. Clark – Realtor building on Clark: They have been cited by the City but are appealing. They will have a hearing on a date to be determined.
    - i) SELVN Complaint – BMO Harris has too much signage on its new Broadway location.
  - b) 508 W. Diversey – Completion of the building is anticipated by fall 2018. It is a designated as a 12 story building. The parking is considered one floor so really 11 stories. Occupancy is also anticipated by fall 2018.
  - c) 538 W. Diversey (old Bank of America building) – Permit for renovation was received on March 22, 2018. Renovation will be ongoing while searching for tenants.
  - d) The Serbian Museum (Daniel Hill House - 448 West Barry) and 833 Aldine (Netterstrom House) were officially designated as landmarks per publication in mid-April.

- e) SELVN Area Landmarking Meeting, hosted by Alderman Tunney, April 11, 2018, 6:30pm, St. Joseph's Hospital, 2nd floor, Boykin Conference Room.
- f) Evergreen Park PAC, April 21<sup>st</sup>, 2-4pm cleaning at the park, April 19 garage sale to raise funds for the park.
- g) 2941 N. Clark – Permits are under review; new fences are up.
- h) Contact the Alderman's Office for tree issues.
- i) The owners of the new house on Lake Shore Drive, between Oakdale & Barry, installed landscaping from the front of the house to the sidewalk, which is considered to be Park District property. CDOT issued permits for the landscaping without verifying the ownership of the property. The issue is currently under review to determine if the landscaping is located on property owned by the Park District.

7) **NEW BUSINESS –**

- a) Concerns were raised about traffic at Wellington & Lake Shore. Drivers are running stop signs and jeopardizing pedestrian safety.
- b) The issue of installing a left turn signal from Belmont to Broadway when heading west was again raised.

8) **ANNOUNCEMENTS –** Next SELVN general meeting will be held May 14, 2018.

9) **MEETING ADJOURNMENT** at 8:26pm