

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**October 14, 2019**  
**Second Unitarian Church,**  
**656 West Barry Street, Chicago, IL**

**SELVN Meeting Minutes at [selvn.org](http://selvn.org)**

**MINUTES**

**1) WELCOME AND INTRODUCTIONS**, President Jan Sumrall.

- a) The board members were introduced for the benefit of new members/attendees.
- b) The October SELVN General Meeting was called to order by President Sumrall at 7:05 p.m. with 14 current members and 10 non-members in attendance.

**2) 44th WARD UPDATE – Alderman Tom Tunney.**

- a) Chicago Marathon. Alderman Tunney acknowledged the failure to block off Wellington for the Marathon. Liz Cohen mentioned the issues that occurred on Wellington. Alderman Tunney went on to say that Wellington was blocked for the Pride Parade and should have been blocked the same way for the Marathon. The proper closure of Wellington will be addressed for the Marathon next year.
- b) Chicago Park District – Proposed Turf Field for Soccer, Lacrosse and Football (East of the Driving Range). Alderman Tunney reiterated that the project will not go forward until the drainage issues are resolved.
- c) Cannabis Meetings. Alderman Tunney has been attending the Cannabis Meetings. The current medical cannabis store has applied for approval to close its current location (3800 North Clark) and move to 3500 North Clark street and to also sell recreational cannabis. All of the recreational cannabis locations are subject to local ordinance. There will be a vote on the proposed ordinance to prohibit the sale of cannabis in certain downtown areas.
- d) 3460 North Broadway (Old Treasure Island Site). Alderman Tunney has met with neighbor groups. One group noted that there are too many units and the building is too tall for the area. The existing buildings in the area are much lower in height and size compared to the proposed project. Alderman Tunney will continue to meet with local residents.
- e) Best Western Hotel (located next to the old Treasure Island site). Earlier this year, the hotel purchased the parking garage from the original owners of the Treasure Island site. The hotel is planning on expanding the hotel into the garage space. To date, there has been no movement on the proposed expansion.
- f) Dog Park. Alderman Tunney is in support of a dog park in the area. The non-profit committee formed by neighborhood residents is currently raising funds for the dog park.

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- g) Landmarked Serbian House (448 West Barry). A local developer has expressed interest in restoring the Serbian House. Part of the proposed restoration would include the addition of a building on the part of the property located behind the house that was used for parking. If the developer decides to move forward with the project, the developer will be required to present plans to SELVN.

### 3) GENERAL UPDATE – Jan Sumrall.

- a) Walgreens (Clark/Broadway/Diversey). The store is closing November 14, 2019. There are no prospective tenants.
- b) Walgreens (Broadway/Diversey). It is currently operating as the “Halloween” store. No updates. The landlord is still expecting to lease the space to a new tenant.
- c) The Old TJ Maxx Space (Broadway/Surf). The landlord is preparing for a façade upgrade that will include interior work. The landlord is negotiating with a large tenant. However, the name of the prospective tenant remains private.
- d) Old Reckless Records Space on Broadway. Reckless Records has closed. The space is currently under construction for a dance studio.
- e) Old Argo Tea Space (Broadway and Briar). Argo Tea has closed. It is rumored, but not confirmed, that a day care will be going into the space.
- f) Chipotle (Broadway and Belmont). Chipotle has closed. The franchisee is moving closer to Wrigley Field. There are no prospective tenants.
- g) 2941 North Clark Street (Old Bucca Restaurant). The condominium sales website is in the works. A day care center is going into the ground floor space. The anticipated opening date of the day care center is Spring of 2020.
- h) 2925 North Halsted – Ozone Sports Bar (“Ozone”). Ozone came before SELVN in May 2019 for a bar/amusement license. Ozone has never applied for a license and has not returned any of Chris Jessup’s (Alderman Tunney’s Office) telephone calls. There is currently a “Space for Lease” sign in the window.
- i) 3115 North Broadway – The Parking Garage. No updates.
- j) Old Johnny Sprockets Space on Broadway. The space is currently being built out for a Taco Bell, not a Taco Cantina. So far, no one from Taco Bell has reached out to Alderman Tunney’s Office for a liquor license.
- k) CDDC (Community Directed Development Council). The CDDC Meeting was held September 25, 2019. (i) Advocate Illinois Masonic (“Advocate”) has started part of the Phase II Redevelopment Project approved in April of 2015 (the “Redevelopment Project”). Advocate will continue to meet with local residents regarding other parts of the Redevelopment Project. The updated Phase II Redevelopment Project Plans can be

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viewed on Alderman Tunney's website as well as the street closures during construction. (ii) 3460 North Broadway (old Treasure Island site). The developer presented the revised plans based on meeting with local residents. The developer will continue to meet with local residents. The revised plans can be viewed on Alderman Tunney's website. See Alderman Tunney's additional comments as noted above.

- l) Redevelopment of the Covent Hotel and Parking Lot - 2653 North Clark Street. The proposed redevelopment of the Covent Hotel will bring renovated handicap accessible apartments with private bathrooms and kitchens, new community spaces, and amenities for current and future residents. Besides the redevelopment of the existing structure into a total of 30 units of affordable, accessible housing, and over 4,900 square feet of renovated ground level retail, the plan provides for the construction of a new building on the rear parking lot. The proposed new structure would be 7 stories tall with 84 market-rate units and 52 parking spaces. The site currently has a B1-2 zoning designation. In order to allow for the redevelopment, a zoning map amendment must be approved to create a Transit Oriented Planned Development, with an underlying zoning of B1-5.
- m) New Businesses in SELVN. (i) Dental Office – 558 West Diversey. The permit indicates a dental office is under construction. (ii) Bottles Up – 3164 North Broadway. Bottles Up is open and operating.
- n) Flyers. On the sign in table there are flyers for safety tips, Smart 911 and recycling of electronics.
- o) 44th Ward Updates. See below.
- p) 19th Police District Twitter Account. The 19th Police District has a Twitter account. Daily postings include alerts, general activities and events.
- q) Chicago Alternative Policing Strategy (CAPS). Sgt. Tracey Edwards is the new head of the 19th District CAPS Office. Officer David Diaz is available to come to a resident's home or commercial business to go over safety tips for the residence, garage or business. Officer Diaz can be reached at david.diaz@chicagopolice.org.
- r) Re-Define Lake Shore Drive. All of the particulars of the Project are posted on [www.northlakeshoredrive.org](http://www.northlakeshoredrive.org). In addition, there is a link on the website to sign up for the newsletter. Chester Kropidlow is on the Transportation Committee for LVCC (Lake View Citizens Council). Public meetings about the Project are ongoing and Chester Kropidlow and Alderman Tunney attend all of the meetings.
- s) Alderman Tunney Newsletter. Alderman Tunney's Office circulates a weekly newsletter every Thursday. The newsletter includes general updates, alerts and events (i.e., Halloween events, donation drives, etc.) You can subscribe to the newsletter by signing up through Alderman Tunney's website.

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**4) REPRESENTATIVE SARA FEIGENHOLTZ - UPDATE** – Alyssa Goodstein  
(Representative Feigenholtz's Office).

- a) Representative Feigenholtz had a very busy session this year. Representative Feigenholtz held several town meetings to gather community input. Some of the issues addressed were child welfare and clean energy.
- b) Community Shred Day will be held on Sunday, October 20, 2019 from 1:00 p.m. to 4:00 p.m. across the street from the Peggy Notebaert Nature Museum at Cannon Drive and Fullerton.
- c) Please reach out to Alyssa Goodstein, or any other staff members for assistance. Brochures from Representative Feigenholtz's office are on the sign-in table. In addition, you can subscribe to Representative Feigenholtz's newsletter by signing up through her website.

**5) NEW BUSINESS.**

- a) None.

**6) ANNOUNCEMENTS.**

- a) Next meeting will be Monday, November 11, 2019.

**7) MEETING ADJOURNMENT.**

- a) The meeting was adjourned at 7:45 P.M.

Respectfully submitted,  
Jan Sumrall – President, SELVN