

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
April 12, 2021
Second Unitarian Church,
656 West Barry Street, Chicago, IL

SELVN Meeting Minutes at selvn.org

MINUTES

1) WELCOME AND INTRODUCTIONS, President Jan Sumrall.

- a) The meeting was a virtual meeting. Board members were introduced for the benefit of new members/attendees.
- b) The April SELVN General Meeting was called to order by President Sumrall at 7:02 p.m. with 8 board members, 7 guest speakers and 12 members/non-members.

2) 3160 NORTH BROADWAY – REDEVELOPMENT PRESENTATION – Jeff Goulette and Martin Snow – SGW Architecture and Design; Sam Martin and Jeremy Martin – Seminary Properties and Management, Ltd; and Katriina McGuire, Esq. – Thompson Coburn LLP.

- a) The developers are requesting the rezoning of the existing property located at 3160 North Broadway (hereinafter, the “Project”) from B-2 to B-3. The developers have owned the building located at 3160 North Broadway (the “Building”) since 2007. The Project will be a Transit Oriented Development.
- b) The Project will consist of twenty-one (21) units and seven (7) parking spaces with retail space on the ground floor. The façade of the building will be preserved. The third, fourth and fifth floors will be designed to match the existing brick. The setback in the rear of the Building will be nineteen (19) feet. The units in the rear of the Building will have small balconies. The fifth floor will have a common terrace. The fifth floor will be set back so it will not be visible from the street. The existing basement, storage and mechanicals will be re-used.
- c) The owner of the building located at 610 Briar Street commented that the Project is too big and blocks the air and light to their building. The owner also asked about loading space for moving in and out of the Building. The developer said that moving in and out of the Building would be through the garage door at the rear of the property.
- d) John Rafkin said that the project was too large. John also suggested some type of articulation or interest on the blank wall facades outlining the “windows.”
- e) The developers agreed that upon completion of the Project, the Building would be down-zoned back to B-2.
- f) The plans, along with the particulars of the Project, are posted on Alderman Tunney’s website.

3) GENERAL UPDATE – Jan Sumrall.

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- a) Community Directed Development Council (“CDDC”) Meeting - Update. The CDDC Virtual Meeting was held March 24, 2021. Jan Sumrall and York Chan attended the CDDC Virtual Meeting. The following are updates from the CDDC Meeting: (i) The Hubbard Street Group is the developer for 3179 North Clark Street. The property will be redeveloped pursuant to right under the existing zoning. The developer determined that it is not viable to use any part of the existing building. The existing building will be demolished. The new development will consist of approximately 59,000 square feet with a grocery store on the second floor. Fifth Third Bank will be located on the ground floor. Additional retail space will be located on the ground floor. Since the developer signed a confidentiality agreement, the developer is unable to disclose the name of the grocery store at this time. Construction is estimated to start in summer 2021 with an opening in spring 2023. The plans for the redevelopment are posted on Alderman Tunney’s website. (ii) The Cubs will play their first game on opening day with twenty percent (20%) fan capacity with all safety protocols in place. (iii) It is anticipated that there will be a community meeting that will provide updates on the Re-Define Lake Shore Drive Plan in May or June.
- b) Lake View Citizen’s Council (“LVCC”) Meeting - Update. The LVCC Virtual Meeting was held April 8, 2021. Jan Sumrall attended the LVCC Virtual Meeting. The following are updates from the LVCC Meeting. (i) Advocate Illinois Masonic Hospital and the Cubs coordinated a vaccination site at the American Airlines Conference Center at Gallagher Way. Susan Nordstrom Lopez, President of Advocate Illinois Masonic Hospital, thanked the Cubs for the smooth rollout of the vaccination program. (ii) Trenton Crawford, from Senator Feigenholtz’s Office, mentioned that Senator Feigenholtz was appointed to the Tourism/Hospitality Committee. Said Committee is working to offer relief to the hospitality and restaurant community. (iii) Jessica Lache, from Representative Croke’s Office, mentioned that Representative Croke is working on a bill increasing health insurance coverage and a bill regarding crypto currency since crypto currency is expanding into the banking system. (iv) Heather Way-Kitzes, from the Cubs, mentioned that, to date, 6,000 people were vaccinated at Gallagher Way. Also, Heather mentioned that the Cubs will play their first game on opening day with twenty percent (20%) fan capacity will all safety protocols in place. The anticipation of Opening Day has created a lot of positive energy. It is great to be taking steps toward normalcy. At this time, all concerts are in a holding pattern. The concerts that are listed are not new. They are the concerts that were scheduled for last year. (v) Maureen Martino, Executive Director, Lake View Chamber of Commerce, noted that, unfortunately, twenty-eight (28) businesses closed in Lake View this past year. On a positive note, twenty-nine (29) businesses have recently opened in Lake View.
- c) Taco Bell. The rumor circulating that the Taco Bell at 3001 North Broadway will be selling liquor is not true. The Taco Bell will not be selling beer, wine or liquor.
- d) Dine Out on Broadway. The Lakeview East Chamber of Commerce (the “Chamber”) is planning on rolling out the Dine Out on Broadway program beginning in May. Follow the Chamber’s website for updates.

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- e) Town Hall. A virtual Informational Town Hall on the Expanded Enrollment for the Affordable Care Act will be held on April 19, 2021. A notice was sent to the Selvn membership on April 7, 2021 with the Facebook link to sign up.
 - f) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities and events.
 - g) Lakeview East Chamber of Commerce. The Chamber is working on a recovery plan for businesses operating in the Lakeview East area. The website includes general information regarding events, local specials, restaurants and stores that are open, as well as suggestions to help local businesses. The website is www.lakevieweast.com
 - h) Alderman Tunney Newsletter. Alderman Tunney's Office circulates a weekly newsletter every Thursday. The newsletter includes general updates, alerts and events (i.e., neighborhood events, construction updates, donation drives, etc.). You can subscribe to the newsletter by signing up through Alderman Tunney's website.
 - i) Re-Define Lake Shore Drive. See below, 44th Ward Update. All of the particulars of the Project, including exhibits, are posted on www.northlakeshoredrive.org. In addition, there is a link on the website to sign up for the newsletter.
 - j) Construction Updates. See below, 44th Ward Update.
- 4) 44th WARD UPDATE** – Alderman Tom Tunney/Calvin Cottrell - Alderman Tom Tunney's Office.
- a) Re-Define Lake Shore Drive. Alderman Tunney noted that the Belmont and Sheridan area at Lake Shore Drive is very congested. The plan to add a Diversey entryway onto Lake Shore Drive was panned. Also, the closing of the existing Barry underpass and adding an entryway to Lake Shore Drive in the same location was shelved. Changing entries/exits at Addison is still under review. It is anticipated that there will be a community meeting that will provide updates on the Re-Define Lake Shore Drive Plan in May or June. Alderman Tunney will continue to provide updates.
 - b) 662-664 Wellington. Liz Cohen said that even though the building is located on Wellington it has a Waterloo address and entry is via 3014 Waterloo. Liz asked about the status of the redevelopment and noted that the building should be kept safe and in compliance until redeveloped. Alderman Tunney said that the building's address is classified as 3014 Waterloo. The building is not orange rated. However, the developer is interested in preservation. Alderman Tunney is not aware of any building code violations regarding said property.
 - c) Lead Pipe Issues. Bob Clarke asked what is the City's response to the lead pipe issue in the City. Alderman Tunney said that the City is looking into a pilot program to replace lead pipes in residences. Six hundred (600) residences will be part of the pilot program. It costs approximately \$20,000 to change the pipes to one (1) residence. This is a massive project and federal funds will be needed.

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- d) General and Construction Updates. See Alderman Tunney's Weekly Newsletter for general updates, events, construction updates and street cleaning, etc. in the area.

1) NEW BUSINESS.

- a) None.

2) ANNOUNCEMENTS.

- a) Next meeting will be Monday, May 10, 2021 at 7:00 p.m.
- b) Next CAPS Meeting will be a virtual meeting on Monday, June 14, 2021 at 9:00 p.m.

3) MEETING ADJOURNMENT.

- a) The meeting adjourned at 8:10 p.m.

Respectfully submitted,
Jan Sumrall – President, SELVN