

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**October 10, 2022**  
**Virtual (Zoom)**

**SELVN Meeting Minutes at selvn.org**

**MINUTES**

**1) WELCOME AND INTRODUCTIONS**, Vice President John Rafkin.

- a) The meeting was a **virtual** meeting. Board members were introduced for the benefit of new members/attendees.
- b) The October SELVN General Meeting was called to order by Vice President Rafkin at 7:00 p.m. with 6 board members and approximately 4 other SELVN members in attendance virtually.

**2) OLD BUSINESS**

- a) 2821 North Orchard – Review of Proposal and Vote for 5 unit condominium project – ownership and its attorneys, including Jeff Poczatek, John Hanna and Thomas S. Moore, re-presented the proposal for the development. As discussed in the previous meeting, the proposal includes an agreement that the rezoning would be a Type 1 rezoning (tied to these plans) and to downzone the property to its original zoning classification post-construction. Motion to approve the development was made by Tom James and seconded by John Rafkin. Motion passed unanimously with 8 aye votes.

**3) NEW BUSINESS**

- a) Evergreen Playlot – Plans for the pumpkin decorating event and a notice of a meeting on October 25 regarding the proposed design options and fundraising plans for the Evergreen Playlot were presented by Katherine Kenny.
- b) 2943 North Halsted - Renovation Project - Request for change of zoning from RM-4.5 to RM-5 - Eric Renkens and Nick Yassan (property owners); Goran Simic, Deconstruct Architecture; Tyler Manic, Esq.; and Matt Allee, Esq. The ownership and attorney team presented the plans to renovate the existing building and construct four rental residential units, in the basement level, first, second and third floors. The rezoning is required in order to build out the units to the desired size because the square footage of the lot is not standard. No additions to the building will be constructed and no significant exterior changes (other than cleaning, restoring, tuckpointing and the potential restoration of missing ornamentation) will be made. A roof deck with a railing will be constructed at the rear of the building, behind the front parapet and pediment and, according to the team, will not be visible from the street. Lightwells for the basement apartment will be constructed at the front basement window and in the rear. Concern was expressed that the front lightwell could be used as a “patio pit” which is not the intent. Ownership agreed to consider design changes (such as stopping the full opening

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of the windows) in order to discourage that use (which use would also be a violation of the lease). Ownership also agreed that the rezoning would be a Type 1 rezoning (tied to these plans) and that the property would be downzoned to the original zoning post-construction. The team will return to the following SELVN meeting to discuss any plan changes and for a vote on the proposal.

### **4) GENERAL UPDATE – John Rafkin.**

- a) Several of the storefronts on Broadway and Clark continue to show signs of work in the spaces and/or coming soon signs.
- b) Kafe Korzo - 2935 North Broadway - Open.
- c) Now Spa - 3122 North Broadway - Coming soon.
- d) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities, and events.
- e) Chicago Alternative Policing (CAPS). An officer from the CAPS Office is available to come to a resident's home, rental and/or condominium building or commercial business to provide a security assessment and safety tips. If you are interested in a security assessment, please reach out to CAPS.019district @chicagopolice.org. or call (312) 744-0064.
- f) Lakeview East Chamber of Commerce. 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](http://www.lakevieweast.com)
- g) 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.
- h) Re-Define Lake Shore Drive. All of the particulars of the Project, including exhibits, are posted on [www.northdusablelakeshoredrive.org](http://www.northdusablelakeshoredrive.org). In addition, there is a link on the website to sign up for the newsletter.

### **5) 44th WARD UPDATE –Calvin Cottrell - Alderman Tom Tunney's Office.**

- a) Early voting for the November elections will open at Merlo Library on October 24.
- b) The 19<sup>th</sup> District will hold meetings on its 2023 strategic planning and will review crime statistics and the results of its 2022 strategic planning. Meetings will be October 26 on Zoom and October 27 in person at the station.
- c) Board Member Liz Cohen raised the issue of Wellington and other one way streets not being closed off at Clark Street during events (like the Pride Parade and the Marathon) where the street is closed at Broadway. This leads to cars entering Wellington and not

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being able to get out. In the past, there were blockades at Clark so this wouldn't happen. Calvin Cottrell agreed to look into this situation and report back at the next SELVN meeting.

- d) Jeff Perkins noted that the condition of the alley between Broadway and Clark near Diversey has improved greatly. However, he raised the issue of cars not observing stop signs on N. Lake Shore Drive at Wellington, Oakdale and other streets, which has led to pedestrian injuries. Discussion ensued regarding how to control the situation and encourage stop sign compliance and with infrastructure modifications discussed (flashing lights on the stop signs, bump outs, speed bumps, etc.). Calvin Cottrell agreed to look into the situation and report back at the next SELVN meeting.
- e) Jeff Perkins inquired about "noise cameras" and the other plans to discourage drag racing on LSD, as the noise has increased during the summer. Calvin Cottrell agreed to look into this situation.

**6) ANNOUNCEMENTS.**

- a) None

**2) MEETING ADJOURNMENT.**

- a) The meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,  
John Rafkin – Vice President, SELVN