

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)

General Meeting

12 February 2018

Second Unitarian Church

656 West Barry St., Chicago IL

MINUTES

- 1) **WELCOME AND INTRODUCTIONS**, President Jan Sumrall
 - a) The January SELVN General Meeting was called to order by President Sumrall at 7:00pm with 17 current members and 9 non-members in attendance.

- 2) **STATE OF THE DISTRICT**, Congressman Mike Quigley IL-05
 - a) Contact the Congressman's office for services → Social Security, Medicare, veteran's benefits, other issues with federal agencies, federal grant applications, ordering a flag, securing various tours in D.C., starting a career with a service academy, feedback on legislation, passport applications, immigration concerns, IRS issues, small business assistance, federal student aid, postal service matters. Contact info: 773-267-5926, www.quigley.house.gov
 - b) Key message: There's more that unites us than divides us.

- 3) **THE VEGGIE GRILL, d/b/a VEGGIE GRILL 614 W. DIVERSEY**, Scott Gregerson – Chicago Regional Officer (moved from Detroit, Protein Bar) & Scott Nickelson, SVP Operations out from LA - Request for Approval and Vote on Incidental Activity Liquor License - Agreed Plan of Operation
 - a) The alderman's office has approved the plan of operation.
 - b) Menu is veggie-based, no meat products, no dairy products. There are proteins but they are veggie-based.
 - c) Liquor will not be central to operation. At most 2-3% of sales are beer & wine.
 - d) Types of alcohol: Bottled beer 6 types mix of macro & micro, wine poured by the glass 3 types, no taking booze off site.
 - e) Hours of operation: 11am-10pm, lots of delivery (no booze delivered).
 - f) No glasses or bottles will be thrown out between 10pm-7am to reduce noise. Are planning on having outdoor seating once it's nice outside → applied for a patio permit
 - g) Seating capacity: 48 all table seating
 - h) **John Blackburn moved to accept plans, Trevor Grantham seconded the motion. The motion passed with 13 votes in favor; 0 abstentions; 0 votes against.**

- 4) **REDEVELOPMENT PRESENTATION – 621 W. BELMONT**, Jim Jann & Frank Campise, JAB Real Estate, Jean Dufresne, SPACE Architects and Planners, and Katriina S. McGuire, Esq., Thompson Coburn, LLP – Request for approval for zoning B2-5 type 1 application – bulk requirements, zoning appeal for yard requirement relief, upon completion and occupancy they will downzone.
- a) Contact Info:
 - i) Email → EvergreenParkPAC@gmail.com
 - ii) Facebook group → Evergreen Park Advisory Council
 - b) Next meeting Mar. 7, 6pm at Merlo Library
 - c) Plan: The property is currently a single lot that includes the church and parish hall. This lot will be split into two lots. The church will remain owned by the church and the parish hall will be owned by JAB Real Estate. Both lots will be landmarked (landmark status pending). The exterior will be maintained in the current state. The interior of the parish hall will be converted into the following:
 - i) 20 units, 5 units per floor, uniform plan on each floor, will maintain windows on the east side of the building, sky lights will be added to roof to increase lighting
 - d) JAB Real Estate is asking SELVN to rezone the property. They have filed a Type 1 zoning application for B2-5 zone. After the property is rezoned, the developers will have to appeal the front and side yard requirements.
 - e) Church is using last ditch effort to maintain parish. The sale will keep the church afloat. The building will remain landmarked even if the church leaves.
 - f) The developers will not seek tax relief moving the building from non-profit to private ownership.
 - g) The developers will not take any development rights from the church after the split into two lots.
 - h) The church could be zoned back to the old zoning status after the parish hall is completed. That could happen to parish hall as well.
 - i) 2 units in the parish hall development will be subject to affordable housing requirements.
- 5) **44th WARD UPDATE**, Bennett Lawson, Chief of Staff - Office of Alderman Tom Tunney
- a) Landmarks → Serbian House/Museum was approved for landmark. Another property on Aldine was also granted landmark status.
 - b) 2941 N. Clark → In for permits any day now. Project has been approved by the alderman's office. Construction likely to start in the spring.
 - c) 3120 N. Broadway → Micro-living development will be in for permits and should start construction in spring.
 - d) 3115 N. Broadway → Currently a parking garage. The owner is shopping the project. The previous type 1 application was approved for the site so the new owner would have to conform to that plan.

- e) Old Walgreens site, architect working on new plans for site, hopefully approval will be submitted soon.
- f) 508 W. Diversey a crane is in place. Diversey is closed from Pine Grove to Sheridan until Feb. 16.
- g) Lakefront bike and pedestrian meeting Thursday Feb. 15 at Gill Park.
- h) South side of Diversey hotel/marketplace plan. The hotel is on hold. The marketplace should start building this spring
- i) The following issues were brought to the attention of the alderman's office:
 - i) Issues with multiple crosswalk countdowns.
 - ii) Issues with clearing sidewalks of snow reported to the alderman's office.
 - iii) Vandalized tiles at Barry underpass.
 - iv) Lack of bus stops on Broadway.
 - v) On the outside of LVAC, pipe over sidewalk has a sharp screw that has ripped coats.
- j) What is the responsibility of owners when fires occur? When smoke damage occurs, tenants can't get back into the building if it's damaged. Who is responsible for repairing the building?
 - i) Metropolitan Tenants Organization

6) **NEW BUSINESS** –

- a) Nettelhorst 125th anniversary celebration → Liz Cohen

7) **ANNOUNCEMENTS** – Next SELVN general meeting will be held March 12, 2018.

8) **MEETING ADJOURNMENT** at 8:25pm