

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
November 9, 2020
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 via a YouTube Link. Board members were introduced for the benefit of new members/attendees.
- b) The November SELVN General Meeting was called to order by President Sumrall at 7:00 p.m. with 7 board members and 8 guest speakers in attendance virtually. 5 members/non-members joined via the YouTube link.

2) OFFICE OF SENATOR SARA FEIGENHOLTZ UPDATE – Senator Feigenholtz and Alyssa Goodstein, Chief of Staff.

- a) The last time Senator Feigenholtz attended a SELVN Meeting, Senator Feigenholtz was a State Representative. Upon becoming a Senator, her district has expanded and now includes eighteen (18) additional schools.
- b) Covid-19 hit fast and hard. Senator Feigenholtz and her staff have been working around the clock. They are working with community organizations to make sure all community residents' needs are being met. In addition, there is a flu shots program and a shredding program available to residents.
- c) Senator Feigenholtz is on several work groups. Congress will go back on November 16 to work on resources for those in need, especially small businesses that need help. The Veto Session was put on hold. The following items will be on the next session agenda to be solved: social justice, health care, education, and criminal justice reform.
- d) Senator Feigenholtz and her staff are aware of a lot of resources that are available to those in need. If anyone needs assistance or help, they can reach out to Senator Feigenholtz and her staff at sara@senatorsara.com.

3) 3124 NORTH BROADWAY – Campbell Street Properties (“Campbell”) – Gabe Horstick, Joshua Krueger and Sara K. Barnes, Esq.

- a) Campbell is seeking to redevelop the west side of the property located at 3124 North Broadway. The existing building consists of four residential units: (i) three 2-bedroom/1-bathroom units; (ii) one 1-bedroom/1-bathroom unit and the restaurant currently operating as Ceres Table. Existing parking is for four to six vehicles. Ceres Table is open. Campbell entered into a new long-term lease with Ceres Table and is working with them to stay open. Campbell will perform cosmetic updates to the residential units.

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The Broadway exterior will remain unchanged, except for the replacement of the existing commercial storefront with a new retractable storefront.

- b) The proposed ground-up construction project (the “Addition”) will be a four-story building on the west side of the site, which is currently undeveloped. The Addition will not have any impact on the commercial space. The Addition will consist of five residential units: (i) one 1-bedroom/1-bathroom unit; (ii) three 2-bedroom/2-bathroom units; and one 3-bedroom/3-bathroom unit. Because the Addition will be designated as a transit-oriented development, Campbell is only requesting parking for three vehicles instead of the required five vehicles.
- c) The property is currently zoned B3-2. Campbell is requesting a zoning change to B2-3. Upon completion of the Addition, zoning will go back to B3-2. Campbell is also requesting a variation in the set back from the alley which would be a 5-foot to 8-foot reduction of the required setback.
- d) John Rafkin commented that since one side of the Addition would be visible from the street, the exposed side would look better if its exterior design would be broken up and not one monolithic wall.
- e) A resident asked how vehicles would enter the property for parking. Campbell responded that the parking situation is unique. The property has an easement with the neighboring building to the north. The vehicles would access the alley from Briar and use the shared driveway.
- f) The plans for the Addition are in the planning stage. Campbell is working with Bennett Lawson from Alderman Tunney’s Office. However, Campbell wanted to meet with SELVN to introduce the Campbell principals to the community and walk-thru the general proposed plan for the Addition. Also, Campbell wanted to address any questions about the project and obtain preliminary suggestions, which they could incorporate into a more comprehensive design plan. Once plans are further along, Campbell will come back to SELVN. Campbell considers themselves preservationists. Campbell recently purchased the landmarked house known as the Serbian Museum located at 448 West Barry.

4) GENERAL UPDATE – Jan Sumrall.

- a) Community Conversation. The 19th District’s 2021 District Strategic Planning Community Conversation (the “Community Conversation”), Series One, was held via Zoom on October 24, 2020. Forty-eight (48) people participated. The purpose of the two-part Community Conversation is to provide suggestions on how the police can better communicate with the community. The Community Conversation, Series Two, will be held via Zoom on Saturday, November 21, 2020. A flyer was recently sent to the SELVN membership with the details and a link to register for the Series Two.
- b) Board Nominations. The slate of candidates for the 2021-2022 Term are: York Chan, Robert Clarke, Liz Cohen, Mary Knoblauch and John Rafkin. If anyone has someone

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they would like to suggest as an additional to the slate of candidates, please e-mail Jan Sumrall with the particulars.

- c) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily posting includes alerts, general activities and events.
- d) 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.
- e) Re-Define Lake Shore Drive. 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.
- f) Construction Updates. See below, 44th Ward Update.

5) **44th WARD UPDATE** – Alderman Tunney, Calvin Cottrell and Dan Manoli - Alderman Tom Tunney's Office.

- a) General Updates – Alderman Tunney. Police resources at the 19th District have dropped down to 340 Police Officers. The City Budget Hearing is coming up in the next week or so. The Budget will include a 94 Million Dollar property tax increase of which he is opposed. Alderman Tunney is incredibly hesitant to support new property taxes. Alderman Tunney is currently a no vote on the proposed Budget. Negotiations remain ongoing. Alderman Tunney is concerned about the loss of businesses. Programs are minuscule compared to what is needed. We have a serious economic problem. Alderman Tunney is concerned that half of the businesses will go away. We need federal funds.
- b) Infrastructure. The repaving of Briar Street was completed on November 6 and the repaving of Wellington Avenue will be completed by November 13. York Chan asked about re-installing the speed bumps on Briar Street. The speed pumps will be re-installed in Spring 2021. Markings for the crosswalks on the repaved streets will be completed within the next two weeks. The Clark/Oakdale intersection is also on the list for crosswalk marking. A crosswalk at the southeast corner of Surf and Broadway will be installed within 60 to 90 days. It will be a standard crosswalk with ADA ramps and rapid flashing beacons.
- c) Oakdale/Clark. Liz Cohen mentioned that the photography business located at the southwest corner of Clark and Oakdale emits flashing lights into the street. The flashing lights are a hazard to passing cars.
- d) Repaving Process. A resident asked what is the process for determining the streets to be repaved. Dan Manoli responded that repaving is based on (i) on site-inspections, (ii) complaints that come into Alderman Tunney's Office, (iii) 311 requests and (iv) CDOT

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inspections. Alderman Tunney and his staff regularly go through the neighborhood following up after sewer repairs, 5G installations and 311 calls.

- e) Chicago Park District – Proposed Turf Field for Soccer, Lacrosse and Football (East of the Driving Range). Permits have been approved and the storm drainage project has commenced. Weather permitting, the turf field is anticipated to be completed in late spring or early summer of 2021. The drainage and turf field plans are on Alderman Tunney's website.
- f) 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, December 14, 2020 at 7:00 p.m.
- b) Next CAPS Meeting will be a virtual meeting on Tuesday, December 14, 2020 at 6:30 p.m.

3) MEETING ADJOURNMENT.

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

Respectfully submitted,
Jan Sumrall – President, SELVN