

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**May 10, 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 May SELVN General Meeting was called to order by President Sumrall at 7:02 p.m. with 8 board members, 7 guest speakers and 16 members/non-members.

**2) SENATOR SARA FEIGENHOLTZ UPDATE – Alyssa Goodstein, Office of Senator Sara Feigenholtz.**

- a) Senator Feigenholtz is on several committees including the Hospitality and Tourism Committee which is working on a re-opening plan.
- b) Since this is budget season, the legislature is working on the budget as well as several big bills.
- c) Senator Feigenholtz is a child welfare champion. Senator Feigenholtz is working on a bill that will increase the accounting of DCFS. It is important to protect the most vulnerable children.
- d) Senator Feigenholtz is working on Bill 330 which address affordable housing. Bill 330 provides the opportunity for rehabilitated or newly constructed rental property to receive a reduction in its value in order to lower property taxes, thereby, allowing landlords and developers to offer lower rents.
- e) The legislature is working on Bill 188 which addresses the re-allocation of unused Tiff dollars to help with relief.
- f) If anyone needs assistance or help, they can reach out to Senator Feigenholtz and her staff at [sara@senatorsara.com](mailto:sara@senatorsara.com).

**3) 3160 NORTH BROADWAY – REDEVELOPMENT PRESENTATION OF REVISED PLANS – 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

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Project will be a Transit Oriented Development. Since the April 12 Selvn Meeting, the developers took into account comments raised at the April 12 Selvn Meeting and met with the owners of 610 Briar Street as well as Alderman Tunney. The revised plans address said comments and meetings.

- b) The Project was reduced from twenty-one (21) units to seventeen (17) units and seven (7) parking spaces to six (6) parking spaces. Retail space will continue to be located on the ground floor. The setback in the rear of the Building will now be thirty (30) feet instead of nineteen (19) feet, resulting in two (2) units with balconies in the rear of the Building. The rear wall of the garage will be even with the existing garage. The top floor of the Building (i.e., the terrace area) will now be set back fifteen (15) feet from the Broadway property line and sixty (60) feet from the rear of the property line. Floors 2 through 4 will now be set back thirty (30) feet from the rear property line.
- c) Upon further inspection of the brick façade of the Building, it was determined that the façade was painted, which resulted in damage to the Building. The developer is still trying to preserve the exterior façade of the Building. The developer intends to keep and reuse as much of the existing terra cotta accents, sill, cornice, and coping pieces that are not damaged into the new façade. The new façade will bring the height of the Building down three feet, four inches. Wrap-around ornamental bands will be added to the side of the Building.
- d) Since the developers have to honor existing leases, the estimated renovation start date is July 1, 2023. The renovation should take eighteen (18) months.
- e) The owner of the building located at 610 Briar Street commented that the Project is still too big.
- f) The developers restated that upon completion of the Project, the Building would be down-zoned back to B-2.
- g) The revised plans, along with the particulars of the Project, are posted on Alderman Tunney's website.

#### **4) GENERAL UPDATE – Jan Sumrall.**

- a) Standup Burger – 614 West Diversey. The Veggie Grill that closed earlier this year is “in training” and will open soon under the name of Standup Burger. Standup Burger is a new vegetarian burger concept.
- b) Avenue Tavern – 2916 North Broadway. The Avenue Tavern closed earlier this year. The “for rent” signs have been taken down and it appears that work is being performed in the space.
- c) Bank of America – 3051 North Clark Street. Bank of America opened for service on May 6 and is taking appointments.

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- d) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities and events.
  - e) 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](http://www.lakevieweast.com)
  - f) 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.
  - g) 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](http://www.northlakeshoredrive.org). In addition, there is a link on the website to sign up for the newsletter. It is anticipated that there will be a community meeting that will provide updates on the Re-Define Lake Shore Drive Plan in June.
  - h) Construction Updates. See below, 44th Ward Update.
- 5) 44th WARD UPDATE – Alderman Tom Tunney/Calvin Cottrell - Alderman Tom Tunney's Office.**
- a) Re-Naming Lake Shore Drive. Anyone interested in weighing in on the changing of the name of Lake Shore Drive can complete the survey that is located on Alderman Tunney's website.
  - b) Wrigley Field. The Cubs will now play their games with sixty percent (60%) fan capacity with all safety protocols in place.
  - c) Vaccination. Full vaccination is required for entry to entertainment venues and block parties.
  - d) 662-664 Wellington. Alderman Tunney gave an update on the proposed redevelopment of the building located at 662-664 Wellington (classified as 3014 Waterloo). The building will not be demolished. The developer will renovate by right and intends to preserve the building.
  - e) AIDS Garden. It is anticipated that work on the AIDS Garden will start around June 1 or June 15.
  - f) Halsted - Pilot Program. Alderman Tunney asked if there had been any further discussion regarding the pilot program for the change of B2 zoning for the area covering the East side of Halsted from Diversey Parkway to Oakdale to permit commercial space to be used for residential use. Jan Sumrall responded no but it would be added to the June Meeting.

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

**6) REPRESENTATIVE MARGARET CROKE UPDATE** – Representative Croke and Jessica Lach, Chief of Staff, Office of Representative Croke.

- a) Representative Croke noted that they are working on the budget and closing holes in the budget.
- b) Representative Croke is working on a crypto currency bill that will create a Special Purpose Trust Company make digital assets a part of Illinois' financial services future. It will create a stable regulatory environment where businesses in Illinois have the ability to bank digital assets.
- c) Representative Croke is working on a bill that will provide that the Department of Commerce and Economic Opportunity may require a business organization to agree to certain terms that ensure that an out of state business is a good corporate citizen as a condition for receiving development assistance.
- d) If anyone needs assistance or help, they can reach out to Representative Croke and her staff at [info@repcroke.com](mailto:info@repcroke.com).

**1) NEW BUSINESS.**

- a) Liz Cohen said that due to Covid 19, it was unlikely that there will be a Woogms Parade this Memorial Day.

**2) ANNOUNCEMENTS.**

- a) Next meeting will be Monday, June 14, 2021, at 7:00 p.m.
- b) Next CAPS Meeting will be a virtual meeting on Monday, June 14, 2021 at 6:30 p.m.

**3) MEETING ADJOURNMENT.**

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

Respectfully submitted,  
Jan Sumrall – President, SELVN