

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**June 14, 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 June SELVN General Meeting was called to order by President Sumrall at 7:02 p.m. with 9 board members, 7 guest speakers and 9 members/non-members.

**2) 3160 NORTH BROADWAY – REDEVELOPMENT PRESENTATION OF REVISED FINAL PLANS AND VOTE – 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 developers provided final revised plans and an overview of the Project. The Project will consist of seventeen (17) units and six (6) parking spaces. Retail space will continue to be located on the ground floor.
- c) The developers restated that upon completion of the Project, the Building would be down-zoned back to B-2.
- d) John Rafkin made a motion to approve the Project and the rezoning of the existing property from B-2 to B3 based on (i) the revised final plans as presented and (ii) the agreement by the developers that after the completion of the Project, the Building will be down-zoned back to B-2. Abe Trieger seconded the motion. A vote was held with the following results: 13 yes, 1 no and 1 abstention.
- e) The revised final plans, along with the particulars of the Project, are posted on Alderman Tunney’s website.

**3) GENERAL UPDATE – Jan Sumrall.**

- a) Community Directed Development Council (“CDDC”) Meeting - Update. The CDDC Virtual Meeting was held May 26, 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

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redeveloped pursuant to right under the existing zoning. The developer re-stated 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. Based on feedback from the last CDDC Meeting, the developer will make changes to the exterior of the building so that it will further blend in with the existing structures (i.e., darker exterior color, more modern industrial style windows that will add more light, and a public art work program). Additional retail space will be located on the ground floor. The developer restated that since the developer signed a confidentiality agreement, the developer is still 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 welcomed fans back to the ballpark with sixty percent (60%) fan capacity with all safety protocols in place. (iii) The next community virtual community meeting that will provide updates on the Re-Define Lake Shore Drive Plan is scheduled for June 22, 2021.

- b) Lake View Citizens' Council ("LVCC") Meeting Update. The LVCC Virtual Meeting was held June 10, 2021. Jan Sumrall attended the LVCC Virtual Meeting. The following are updates from the LVCC Meeting. (i) Congressman Quigley, Senator Feigenholtz and Alderman Tunney each gave a general overview/update as to what was going on in their specific area and what issues were being addressed to help with covid, businesses, etc. and general concerns affecting constituents and residents. (ii) The LVCC slate for At Large Members was approved and the At Large Members were elected. (iii) An update on Redefine the Drive was given by Chester Kropidowski. There has been pushback by neighbors about the proposed plans for the Addison and Belmont exists because of the impact such plans will have on Aldine. The next community virtual meeting that will provide updates on the Re-Define Lake Shore Drive Plan is scheduled for June 22, 2021. See below, Re-Define Lake Shore Drive.
- c) 19th District Steering Committee (the "Steering Committee"). Jan Sumrall is a member of the Steering Committee. The Steering Committee has been providing meals at the Police Station for the officers periodically through the summer when they are on twelve (12) hour shifts. The Steering Committee held a retirement reception at the Police Station for Captain Kane on June 4. Captain Kane has been at the 19th District Police Station for the last five (5) years. Captain Kane was instrumental in expanding the bike patrol program and the "entertainment district" patrol program. Due to covid, the 2020 annual golf outing for the police officers was cancelled. The 2021 annual golf outing is scheduled for August 19, 2021.
- d) Dine Out on Broadway. Dine Out on Broadway has been well received by the residents. The dates and restaurants participating in the Dine Out on Broadway program are on the Lakeview East Chamber of Commerce. See below.
- e) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities and events.

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- 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. 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. The next virtual community meeting that will provide updates on the Re-Define Lake Shore Drive Plan will be June 22, 2021. See the website to register for the meeting.
- i) Construction Updates. See below, 44th Ward Update.

### **4) HALSTED – PILOT PROGRAM DISCUSSION** – Alderman Tom Tunney.

- a) The pilot program previously presented by Alderman Tunney was for the change of B2 zoning for the area covering the east side of Diversey Parkway to Oakdale to permit commercial space to be used for residential use.
- b) Since Alderman Tunney was unable to attend the Selvn Meeting, the discussion was postponed and will be added to the July Meeting Agenda.

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

- a) Turf Field. Prior to the Selvn Meeting, Bob Clarke submitted questions regarding the bleacher capacity and the newly erected fences. Jessica Papp sent Jan Sumrall a follow-up e-mail that addressed Bob's questions. (i) "The Park always said there would be two bleachers, each hold about 20 people. That has not changed." (ii) "The fencing inside the natural area will help protect the natural areas and improvements made to help with the water mitigation efforts. I am awaiting pictures from the Park; once the plantings have grown, the fencing will be hidden."
- b) 16th Annual Lakeview East Festival of the Arts (the "Festival"). The Festival will be held on September 11 and September 12 on Broadway from Belmont to Hawthorne. See Lakeview East Chamber of Commerce website for the schedule and the featured artists.
- c) Dog Park. Marty Malone mentioned that at a recent neighborhood meeting (outside of the Selvn boundaries) an interest in a potential dog park east of Lake Shore Drive was raised. Marty asked if there was any additional information. No one was aware of the particulars.

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- d) Night Ministry. Ted from the Night Ministry gave a general update on their work with the homeless. The Night Ministry, All Chicago and Care for Friends are several organizations that help the homeless and will accept donations.
- e) Updates. Calvin Cottrell provided general public safety updates and construction updates.
- f) General and Construction Updates. See Alderman Tunney's Weekly Newsletter for additional 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) The budget was passed.
- b) Representative Croke is working on an energy bill and a fertility bill.
- c) 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) None.

**2) ANNOUNCEMENTS.**

- a) Next meeting will be Monday, July 12, 2021, at 7:00 p.m.
- b) Next CAPS Meeting will be a virtual meeting on Monday, August 9, 2021, at 6:30 p.m.

**3) MEETING ADJOURNMENT.**

- a) The meeting adjourned at 8:45 p.m.

Respectfully submitted,  
Jan Sumrall – President, SELVN