

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
November 8, 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 November SELVN General Meeting was called to order by President Sumrall at 7:02 p.m. with 7 board members, 6 guest speakers and 8 members/non-members.

2) 2801 NORTH BROADWAY/600 WEST DIVERSEY – LINCOLN PARK PLAZA LOFTS, LLC – AMENDMENT TO PD 306 – Kearby Kaiser and Bob Purcell, BJB Partners (“BJB”), Jason DaPisa – FoxTrot and Talar A. Berberian, Esq., Thompson Coburn

- a) As noted at the October 11, 2021 SELVN Meeting (the “October Meeting”), BJB previously decided not to go forward with the residential tower development to the existing building approved under Planned Development 306 (the “PD”). As a result, the completion date under the PD sunsetted. Pursuant to the PD, the entire commercial space on the ground floor of the existing building was to be renovated as a Walgreens.
- b) As noted at the October Meeting, BJB decided to divide the commercial space into two separate commercial uses. One space will be for a FoxTrot (Market) on the Diversey side and another commercial use in the space on the Broadway side. In order to divide the commercial space, the PD must be amended.
- c) FoxTrot is on target to open in mid-December. BJB is still actively looking for a tenant for the commercial space on the Broadway side.
- d) As noted at the October Meeting, Mr. Purcell confirmed that BJB is not moving forward with the residential tower development. Mr. Purcell further confirmed that, other than the reconfiguration and leasing of the commercial space, the existing property will remain as is. The amendment will reflect that the PD will be extinguished and the commercial space will be divided.
- e) In response to York Chan’s question at the October Meeting regarding the original windows on the west side of the building, Mr. Purcell said that the windows were filled in due to the anticipation of the development of the residential tower. Mr. Purcell confirmed that the filled in windows would not be converted to regular windows.
- f) The PD Amendment Application Presentation is on the Plan Commission Hearing Board November 18, 2021 Agenda. It is anticipated that the PD Amendment will be approved in early 2022.

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)

General Meeting

November 8, 2021

Second Unitarian Church,

656 West Barry Street, Chicago, IL

- g) Bob Clarke made a motion to approve the PD Amendment. Don Franklin seconded the motion. A vote was held with the following results: 11 yes, 0 no, and 0 abstention.

3) 3122 NORTH BROADWAY – THE NOW MASSAGE BOUTIQUE – CHANGE IN ZONING FROM B2-3 TO B3-3 – Christine Lynch and Patrick Lynch, The Now Massage Boutique, and Andrew Scott, Esq., Dykema Gossett PLLC

- a) The Now Massage Boutique (“NM Boutique”) is requesting a change in zoning from B2-3 to B3-3 and seeking a special use permit for a high-end massage boutique.
- b) NM Boutique is a franchise. The premises shall consist of 2,516 square feet. NM Boutique is designed as a sanctuary incorporating raw elements and natural materials to create a chic minimalistic oasis. NM Boutique will offer several membership programs.
- c) NM Boutique will be in full compliance with all required Chicago licensing requirements. Every massage therapist will have a current required state license. Extensive COVID-19 practices and procedures and massage room cleaning protocols will be in place. Such protocols shall include air/exchange ventilation that will kill bacteria.
- d) The presentation included a depiction of the reception area, the massage rooms, the transition (waiting) room and the street view of the entrance and the front windows.
- e) After NM Boutique receives all approvals and permits, it is anticipated that it will take approximately three (3) months to build out the space. The anticipated opening date is June 2022.

4) GENERAL UPDATE – Jan Sumrall.

- a) Storefronts. Several of the storefronts on Broadway and Clark appear to show signs of work in the spaces and/or coming soon signs. Maureen Martino from Lakeview East Chamber of Commerce said that there are several leases pending for commercial spaces in SELVN.
- b) Stella’s Diner – 3042 North Broadway. Stella’s was family owned and operated since 1962. After the recent passing of the owner, Stella’s has been sold and is open and operating under new ownership.
- c) Muse (Spirits) Café Lakeview – 3169 North Broadway. Muse is at the end of the inspection process and is hoping to open soon.
- d) CVS Closing. The CVS Store at 3101 North Clark Street closed November 1.
- e) 19th Police District 2022 Strategic Plan. The Community Conversation virtual zoom meeting was held on Monday, October 25, 2021, from 6:00 p.m. to 8:00 p.m. Approximately 140 people attended. The meeting was broken down into round table discussion groups. The comments were productive and similar. The comments mostly focused on continued community relations and a more visible Police presence. The

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)

General Meeting

November 8, 2021

Second Unitarian Church,

656 West Barry Street, Chicago, IL

second Community Conversation virtual zoom meeting will be Tuesday, November 23, 2021, from 6:00 p.m. to 8:00 p.m.

- f) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities, and events.
- g) Chicago Alternative Policing (CAPS). Officer David Diaz 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. Office Diaz can be reached at david.diaz@chicagopolice.org.
- h) 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
- i) 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.
- j) 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.

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

- a) No update.

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

- a) The Parental Notification of Abortion Act was repealed. They are working on: (i) the Safe-T Act, (ii) the congressional mapping, and (iii) COVID related funds for small businesses.
- b) The specifics of any bill can be viewed on the State of Illinois website.
- c) If anyone needs assistance or help, they can reach out to Representative Croke and her staff at info@repcroke.com.

1) NEW BUSINESS.

- a) None.

2) ANNOUNCEMENTS.

- a) Next meeting will be Monday, December 13, 2021, at 7:00 p.m.

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
November 8, 2021
Second Unitarian Church,
656 West Barry Street, Chicago, IL**

- b) Next CAPS Meeting will be a virtual meeting on Monday, December 13, 2021, at 6:30 p.m.

3) MEETING ADJOURNMENT.

- a) The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Jan Sumrall – President, SELVN