

SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)
General Meeting
September 12, 2022
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 September SELVN General Meeting was called to order by President Sumrall at 7:03 p.m. with 9 board members, 6 guest speakers and 6 members/non-members.

2) REPRESENTATIVE MARGARET CROKE – UPDATE – Jacqueline Duarte, Chief of Staff, Representative Croke’s Office.

- a) Monkey pox vaccines and Covid 19 boosters are now available.
- b) Tax rebates for property taxes will be going out shortly.
- c) The general assembly has been working on a road noise bill which is expected to be ready in January 2023.
- d) If anyone needs help or assistance, they can reach out to Representative Croke and her staff at info@repcroke.com

3) 2831 NORTH BROADWAY – F.A.E. TAVERN, INC. (“FAE Tavern”), D/B/A BLACK BARRELL WINE AND CHEESE – LIQUOR LICENSE PLAN OF OPERATION – Firat Ahmet Ergun, FAE Tavern, and Thomas R. Raines, Esq.

- a) FAE Tavern will operate as a café/restaurant as Black Barrel Wine and Cheese with incidental alcohol sales.
- b) The hours of operation will be from 10:00 a.m. to 2:00 a.m., seven (7) days a week. FAE Tavern will also operate a sidewalk café during the hours of 10:00 a.m. to 10:00 p.m., Sunday through Thursday, and 10:00 a.m. to 11:00 p.m., Friday and Saturday.
- c) FAE Tavern has applied for the issuance of a Retail Food Establishment License, Consumption on Premises Liquor License and an Outdoor Patio License and presented the Liquor License Plan of Operation (the “LLPO”).
- d) Pursuant to the LLPO, FAE Tavern will not permit any patron from leaving the sidewalk café premises with any alcoholic liquor, except in a package properly sealed, bagged, and receipted pursuant to the Liquor Control Act.

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e) John Rafkin made a motion to approve the proposed licenses. Bob Clarke seconded the motion. A vote was held with the following results: 10 yes, 0 no, and 0 abstention.

4) 3180 NORTH BROADWAY – RDK VENTURES, LLC (“RDK”), D/B/A CIRCLE K – LIQUOR LICENSE PLAN OF OPERATION – Bret Lamb, RDK, and Thomas R. Raines, Esq.

a) RDK will operate an upscale convenience store doing business as Circle K.

b) The hours of operation will be from 6:00 a.m. until 12:00 a.m., seven (7) days per week.

c) Hard spirits will only be sold in size 750 ml or higher. No fortified wines, high alcohol content malt liquors or 40 oz beverages will be sold. RDK will maintain an internal and external camera system and shall allow the Chicago Police Department access to the security cameras and footage upon request. RDK shall post “No Loitering is Allowed” signs.

d) RDK has applied for a Package Goods Liquor License. Eighteen percent (18%) to twenty (20%) of the premises will be allocated to the sale of liquor. St. Peter’s Episcopal Church (“St. Peter’s”) is located at 617 West Belmont. Since St. Peter’s is located within close proximity to the premises, RDK reached out to St. Peter’s. RDK received a letter in support of RDK’s business operation from St. Peter’s.

e) Liz Cohen made a motion to approve the proposed license. John Rafkin seconded the motion. A vote was held with the following results: 10 yes, 0 no, and 0 abstention.

5) 2821 NORTH ORCHARD – PROPOSAL FOR A FIVE UNIT CONDOMINIUM PROJECT – Jeff Poczatek (the “Developer”), John Hanna and Thomas S. Moore, Esq.

a) The Developer’s sister owned and resided in the existing house for many, many years. She recently passed away and the Developer is the executor of her estate. The Developer has resided in the community for many years. Due to the age and the condition of the home, the intent is to raze the home and build a five (5) unit condominium project (the “Project”).

b) The Developer is requesting the rezoning of the existing property from R-5 to B-2-3. The change in zoning will increase the height of the building to allow the Developer to increase the square footage of each of the condominiums. The Developer agreed that (i) upon the completion of the Project, or (ii) if the property is sold prior to the completion of the Project, the property will be down-zoned back to R-5.

c) The Project will consist of (i) five (5), 3-bedroom, 2 ½ bathrooms condominiums; (ii) handicapped accessible elevator; (iii) shared roof deck; and (iv) 1 handicapped parking space, 5 parking spaces and 5 bicycle spaces. The exterior of the building will be red brick. Alderman Tunney met with the Developer and requested some changes to the exterior of the building. The Alderman’s requested exterior changes were made and are reflected in the plans as presented.

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6) GENERAL UPDATE – Jan Sumrall.

- a) Storefronts. Several of the storefronts on Broadway and Clark continue to show signs of work in the spaces and/or coming soon signs. See below.
- b) Kafe Korzo – 2935 North Broadway. Coming soon.
- c) Now Spa – 3122 North Broadway. Coming soon.
- d) Cubaneo Restaurant – 2873 North Broadway. Open.
- e) Wheats End Circle – Relocated from 2873 North Broadway to 543 West Diversey. Coming soon.
- f) Willie & Lills – 433 West Diversey. Coming soon.
- g) Dine Out on Broadway. The last Dine Out on Broadway event will be September 16-18. See the Lakeview East Chamber of Commerce website for additional information, times, and the participating restaurants.
- h) 662-664 West Wellington. The premises are beginning renovated as of right within the current zoning. The plans are on Alderman Tunney's website.
- i) 448 West Barry (The old Serbian House). The premises has been completely renovated and fully rented.
- j) The 19th Police District Golf Outing. The Golf Outing was held on August 18, 2022, at the Marovitz Golf Course at Waveland and Lake Shore Drive. It was a nice event with golf, lunch, and raffle prizes. The Police Officers were very appreciative.
- k) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities, and events.
- l) Chicago Alternative Policing (CAPS). An officer from the CAPS Office 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. If you are interested in a security assessment, please reach out to CAPS.019district @chicagopolice.org. or call (312) 744-0064.
- m) 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
- n) 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.

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- o) Re-Define Lake Shore Drive. Earlier this summer, the North DuSable Lake Shore Drive project team conducted a survey to better understand (i) what residents liked about the lakefront and (ii) what residents liked for future open spaces. The results of the survey are posted on the website. Also, all of the particulars of the Project, including exhibits, are posted on www.northdusablelakeshoredrive.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 winter 2022 or early 2023.

7) 44th WARD UPDATE – Alderman Tom Tunney/Calvin Cottrell - Alderman Tom Tunney's Office.

- a) Landmarking Project. Alderman Tunney was asked about the status of the proposed landmarking of selected properties within Selvn. Alderman Tunney said that he had spoken to the property owners and there was not much interest in the landmarking of their properties. As a result, the landmarking project is on the back burner.
- b) Street Re-Surfacing. The re-surfacing of the Belmont project from Southport to Lake Shore Drive is behind schedule. The re-surfacing project will commence after the Marathon. Alderman Tunney's newsletter will continue to provide updates on the re-surfacing project.
- c) Public Safety Updates. See Alderman Tunney's website for public safety updates.
- d) General and Construction Updates. See Alderman Tunney's Weekly Newsletter for additional 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, October 10, 2022, at 7:00 p.m.
- b) Next CAPS Meeting will be a virtual meeting on Monday, October 10, 2022, at 6:30 p.m.

3) MEETING ADJOURNMENT.

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

Respectfully submitted,
Jan Sumrall – President, SELVN