

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**December 12, 2022**  
**Second Unitarian Church,**  
**656 West Barry Street, Chicago, IL**

**SELVN Meeting Minutes at [selvn.org](http://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 December SELVN General Meeting was called to order by President Sumrall at 7:05 p.m. with 6 board members, 6 guest speakers and 3 members/non-members.

**2) 453-55 WEST BRIAR – CONDOMINIUM PROJECT (the “Project”) AND A REQUEST FOR A CHANGE IN ZONING FROM RM-5 TO RM-6 – Eric Grahm and Peter Grahm, GVP Development (the “Developers”); Jeff Goulette and Martin Snow, SGW Architecture & Design; Thomas S. Moore, Esq.; and Steven Parrish, Esq.**

- a) The Developers have purchased the property at 453 West Briar and demolished the home that was previously located on the property. The Developers are under contract to purchase the property located at 455 West Briar in January 2023. The 455 West Briar property was being used for short term rentals and is currently vacant. The 455 West Briar property will also be demolished. The property is a double lot with no alley.
- b) The proposed Project is a six (6) story building consisting of eight (8) condominium units with terraces. The garage will be located on the ground floor and consist of fourteen (14) parking spaces, one of which will be accessible, and seven (7) bicycle spaces. The entry to the garage will be off Briar Street. The trash area will be located in the garage. The area in front of the building will be landscaped.
- c) The Developers are requesting a change in zoning from RM-5 to RM-6. The maximum allowed Floor Area Ratio (“F.A.R.”) under the existing RM-5 zoning is 18,360. Under the RM-6 zoning, the maximum allowed F.A.R. is 40,392. The actual F.A.R. under the Project will be 25,128. Under the existing RM-5 zoning, the maximum allowed building height is 47 feet. Under the RM-6 zoning, the maximum allowed building height is 110 feet. The actual building height of the Project will be 70 feet. The front setback will be 12’-3”. The side setbacks will be 3’-8”.
- d) The general comments were that the Project was too big and too tall. One of the residents that lives across the street from the Project likes the Project. The Developers are going to meet with Alderman Tunney to review the plans. Thereafter, the Developers will be on the Agenda for the January 9, 2023 Meeting.

**3) GENERAL UPDATE – Jan Sumrall.**

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- 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) Real Good Stuff – 3135 North Broadway. Closed. The other Real Good Stuff operations in the surrounding area are also closing.
- c) Café Korzo 2935 North Broadway. Open.
- d) Neighborhood Holiday Events. Gallagher Way will be holding its annual Winterland Event during the holiday season. Residents can participate in the Lake View East Chamber of Commerce Shop Local Program. If you save \$300 in receipts, you can receive a \$50 gift certificate. See the Lakeview East Chamber of Commerce website for additional information, times, and particulars of the events as well as additional holiday events.
- e) Children’s Holiday Party. A holiday party was held at the Police Station for the children from the neighborhood shelters. Each child received a gift from Santa as well as a hat and mittens. Hot chocolate was served along with apples and bananas.
- f) Shop with a Cop. Target donated fifty (50) - \$50.00 gift certificates so that fifty (50) children could shop with a Cop at the local Target store.
- g) The 19th Steering Committee. Thanksgiving meals were provided for the Officers on Wednesday evening, November 23 and for all shifts on Thursday, November 24. The Officers were very appreciative. Christmas meals will be provided for the Officers on Christmas Eve and for all shifts on Christmas Day.
- h) 19th Police District Twitter Account. The 19th Police District has a Twitter Account. Daily postings include alerts, general activities, and events.
- i) 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.
- j) 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)
- k) 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.
- l) Re-Define Lake Shore Drive. All of the particulars of the Project, including exhibits, are posted on [www.northdusablelakeshoredrive.org](http://www.northdusablelakeshoredrive.org). In addition, there is a link on the

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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.

- 4) 44th WARD UPDATE** – Alderman Tom Tunney/Calvin Cottrell - Alderman Tom Tunney's Office.
- a) 44th Ward Update. Applications for the shared sidewalk replacement program will start being accepted on a first-come, first-serve basis after December 31, 2022. See Alderman Tunney's website for the specifics.
  - b) Public Safety Updates. See Alderman Tunney's website for public safety updates.
  - c) 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, January 09, 2023, at 7:00 p.m.
- b) Next CAPS Meeting to be determined.

**3) MEETING ADJOURNMENT.**

- a) The meeting adjourned at 8:20 p.m.

Respectfully submitted,  
Jan Sumrall – President, SELVN