

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**  
**General Meeting**  
**January 9, 2023**  
**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 January SELVN General Meeting was called to order by President Sumrall at 7:02 p.m. with 6 board members, 5 guest speakers and 9 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 Grahn and Peter Grahn, GVP Development (the “Developers”); Jeff Goulette and Martin Snow, SGW Architecture & Design; Thomas S. Moore, Esq.; and Steven Parrish, Esq.**

- a) As noted at the December 12, 2023 SELVN Meeting (the “December Meeting”), the Developers have purchased the property at 453 West Briar and demolished the home that was previously located on the property. 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. The Developers are still under contract to purchase the property located at 455 West Briar. The closing date will now be closer to February 2023.
- b) As noted at the December Meeting, the proposed Project is a six (6) story building consisting of eight (8) condominium units with terraces. Based on comments from the December Meeting and meetings with Alderman Tunney, the Developers presented revised plans. As noted on the revised plans, (i) the Project will be reduced to a five (5) story building and will consist of eight (8) condominium units with terraces; (ii) the garage will be located on the ground floor and consist of twelve (12) parking spaces, one of which will be accessible; and six (6) 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. The Developers made some additional changes to the exterior of the building so that it blends in with the other buildings on the Briar.
- 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 (based on the revised plans) will be 22,190. 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 (based on the revised plans) will be 66’-10” feet. The front setback will be 12’-3”. The side setbacks will be 3’-8”.

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- d) The general comments were mixed. Some comments were that the Project as presented would be a nice addition for the street as opposed to a multi-unit rental project. Other comments were still that the Project was too big and too tall. One concern was that if the rezoning of the Project to RM-6 was approved, a precedent would be set. Thereafter, any future developers would expect to have their request for rezoning approved.
- e) Liz Cohen made a motion to approve the Project and the rezoning of the existing property from RM-5 to RM-6 based on (i) the revised final plans as presented and (ii) the agreement by the Developers that after the completion of the Project, the property will be down-zoned back to RM-5. Bob Clarke seconded the motion. A vote was held with the following results: 4 yes, 7 no, and 0 abstention.

### 3) 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) Poke Gu – 2931 North Broadway. Open.
- c) Café Korzo 2935 North Broadway. Open.
- d) Mortal & Pestle – 3108 North Broadway. Maureen Martino (Executive Director, Lakview East Chamber of Commerce) mentioned that Mortal & Pestle is under new ownership and will now be open for dinner.
- e) Food Rocket – 2927 North Halsted. Maureen Martino mentioned that she received a complaint from one of the owners on behalf of the condominium building that backs up to the property line of Food Rocket. The owner noted that the delivery people from Food Rocket are using the condominium's parking spaces to load their deliveries. They have reached out to Food Rocket, but the situation has not changed.
- f) Night Out on Broadway. Maureen Martino mentioned that the Chamber filed the necessary paperwork with the appropriate city agency for Night Out on Broadway for summer 2023.
- g) Congressman Quigley's Office. Mark Solock from Congressman Quigley's Office mentioned that Congressman Quigley has been very busy. Among other issues, Congressman Quigley has been focused on working through Department of Justice criminal investigations. Congressman Quigley is very concerned about the global economy and is working on issues related thereto. Congress Quigley is in the process of moving his office from 3223 North Sheffield to 1925 North Clybourn.
- h) Christmas Tree Dropoff. Christmas trees can be dropped off for recycling at the Canon Drive/Fullerton location during business hours through January 24, 2023.
- i) The 19th Steering Committee. Christmas meals were provided for the Officers on Christmas Eve and for all shifts on Christmas Day. The officers were very appreciative.

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- j) CAPS Meetings. Starting in 2023, the CAPS Meetings will be in person. The CAPS Meeting for Beat 1934 (which encompasses the area bounded by Diversey, Halsted, Belmont, and the lake) will be held at the Senior Building located at 416 West Barry every other month. The first CAPS Meeting for 2023 will be February 22, 2023, at 6:30 p.m.
  - 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](http://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.
  - o) 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 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 early 2023.
- 4) 44th WARD UPDATE** – Alderman Tom Tunney/Calvin Cottrell - Alderman Tom Tunney's Office.
- a) 44th Ward Update. Calvin Cottrell mentioned that early voting will start later this month. There is still time to request a mail-in ballot.
  - 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, February 13, 2023, at 7:00 p.m.

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b) Next CAPS Meeting will be February 22, 2023.

**3) MEETING ADJOURNMENT.**

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

Respectfully submitted,  
Jan Sumrall – President, SELVN