

**GREEKTOWN SSA#16**  
**December 16, 2021 VIRTUAL MEETING MINUTES – FINAL**

**Commissioners Virtually Attending**

Frank J. Caputo, (FC)  
Eve Moran, (EM)  
Justine Fedak, (JF)  
Anastasia Makridakis, (AM)  
Tom Paspalas, (TP)  
Lorraine Rieff Liakouras, (LRL)  
Maria Tsourapas, (MT)  
George Reveliotis, (GR)

**Others Virtually Attending**

Rod Burch, (RB), Exec. Director WCA  
Dean T. Maragos, (DTM), Advisor  
Tia Angelos, (TA)  
Marianne Kountoures, (MK) Hellenic Museum  
Nick Ftikas (NF), 812 W. Adams Project  
Bill Kokalias, (BK), 812 W. Adams Project  
Gene Bernshtam, (GB), 812 W. Adams Project

**Commissioners Absent**

Nicholas Kriarakis  
Alex Theoharis  
Marc Washor

**I. Call to Order, Roll Call** – The meeting was called to order at 2:05 p.m. A quorum was present.

**II. Community Participation** – Marianne Kountoures from the Hellenic Museum attended but made no statements during the Community Participation.

**III. Review and Vote on Approval of November 22, 2021 Meeting Minutes** – There was a motion by TP and seconded by FC to accept the November 22, 2021 meeting minutes with an amendment for the correct spelling of “Karavakia”. The motion passed unanimously.

**IV. Old Business**

- A. Streetscape Proposal – DTM prepared the report for the SSA #16 per their instructions. DTM & RB discussed the report. DTM referred to the report that he wrote for the Commissioners after the conversation with RB, Garth Wemmer (GW) and DTM. The individual who was representing the City was GW of the Chicago Department of Transportation. The report stated that GW said no RFP was needed to be issued in this matter because the City was going to manage the project. GW also informed RB and DTM that the funds for this project totaling \$250,000 needed to be deposited with the City as soon as possible, and that GW would inform us when to do that deposit.

FC stated the RB and DTM did a good job in their analysis and report. There was a motion made by MT and seconded by EM to accept the report as written and that there would be no RFP required and no SSA manager would be required by the City since the City would provide its own managers for this project. The motion passed unanimously.

**V. New Business**

- A. 812 West Adams Street Development Project – The presenters from the 812 West Adams Street Development Project were their Zoning Attorney, Nick Ftikas, (NF), Bill Kokalias, (BK) and the developer, Gene Bernshtam, (GB). They stated in their

presentation that they were negotiating and had a Letter of Intent to open up a Greek Restaurant on the main floor of the building.

EM stated that she had a very close relationship in 1976 with the owner of Diana's Grocery, Peter Kogionis. She also stated that she asked BK to follow in the neighborly relationship with her now that BK was in the same location as Peter was. BK stated he would be glad to work on all levels with EM. EM confirmed that they are talking.

BK discussed the dust problem during the demolition. He stated that the City requires air monitoring, and he is in the process of acquiring an Air Monitoring Permit. BK stated he has spent \$15,000 to monitor the dust pollution. BK also stated there may be dust from the cutting of the brick and blocks in the construction process and he will use water hoses to contain the dust. EM and BK will be meeting on site to monitor the dust problem. EM hired a private engineer to advise her to stop the dust and work with BK.

FC stated there were concerns about vibrations and BK stated there should be lesser vibrations due to the fact that the project is only digging four feet deep and not to the bedrock area. They are not doing caissons.

EM was concerned about rats. BK stated that the City has baited the area and hired exterminators to take care of the rat problem.

Marianne Kountoures of the Hellenic Museum stated that she wanted to make sure that the developers are maintaining the cornices and the setbacks. BK stated both would be preserved.

GR spoke very highly of BK and GB and commended their efforts on this new project with a Greek restaurant.

NF spoke concerning the Zoning Board of Appeals (ZBA) permits and stated that they were before the ZBA to get their support for the permits. NF asked the tenor of the Greektown SSA concerning this project. The SSA stated that they were very happy about the fact that there was going to be a Greek Restaurant on the first floor.

There was a motion made by FC and seconded by AM to support the 812 West Adams project contingent upon the fact that they would have a Greek Restaurant on the first floor. BK, GB and NF stated they would guarantee that they would have a Greek Restaurant on the first floor. The motion passed unanimously.

There was a second motion made by FC and seconded by AM to have DTM draft a letter concerning the approval by the SSA and also a copy of the letter that NF submits to the ZBA memorializing the guarantee of a Greek Restaurant on the first floor. The motion passed unanimously.

- B. Calendar 2022 – TA sent out the proposed 2022 calendar meeting dates. There was a motion made by AM and seconded by EM to accept the 2022 calendar meeting dates as presented by TA. The motion passed unanimously.
- C. Security Service (2022 Hours of Service) – Captain Salmon reported that the 6 pm to 6 am program is going well. There was a motion made by EM and seconded by MT to

accept the AGB Security proposal from 6 pm to 6 am, seven days a week from January 1, 2022 to July 1, 2022. The motion passed unanimously.

- D. Annual Report - Sparkfactor – There is a company called Sparkfactor, which prepares the annual reports for the SSA. The principal (George Lowe) from Sparkfactor presented his proposal to renew the Sparkfactor report for the SSA. GL took questions from the Commissioners. There was a motion made by LRL and seconded by TP to accept the Sparkfactor proposal. The motion passed unanimously.

## **VI. Reports & Updates**

- A. Chairman's Report – FC reported that the treelighting event was very successful and he commended TA and EM for their outstanding work.
- B. Art Committee Report
- Karavakia - EM stated that the new postcards with the karavakia are being placed in the stores.
- C. PR Updates – There was no report given at this meeting.
- D. Security Committee Report – The security cameras in Lincoln Park were in the news. GR and JF wanted additional information on video capability of Pods in the SSA #16.
- E. Program Manager Report/Sole Service Provider Report – There was no report given at this meeting.

**VII. Closed Session** – There was no closed session.

**VIII. Adjournment** – At 4:30 p.m. there was a motion by EM and seconded by FC to adjourn the meeting. The motion passed unanimously. The next SSA meeting is January 27, 2022.