

GREEKTOWN SSA#16
APRIL 28, 2022 VIRTUAL MEETING MINUTES – FINAL

Commissioners Virtually Attending

Frank J. Caputo, (FC)
Eve Moran, (EM)
Anastasia Makridakis, (AM)
George Reveliotis, (GR)
Maria Tsourapas, (MT)
Marc Washor, (MW)

Commissioners Absent

Justine Fedak
Tom Paspalas
Lorraine Rieff Liakouras

Others Virtually Attending

Rod Burch, (RB), Exec. Director WCA
Dean T. Maragos, (DTM), Advisor
Tia Angelos, (TA), SSA #16 Program Director
Matthew Alee, (MA), Attorney for Greg Patel
Greg Patel, (GP) 232 S. Halsted Applicant
Jack George, (JG), Attorney for GSP Development
Captain Salmon, AGB Security
Larry Debb, GSP Development
Leo G., GSP Development
Andreas, GSP Development
Vlad Andrejevic, (VA), GSP Development

I. Call to Order, Roll Call – The meeting was called to order at 2:03 p.m. A quorum was present.

II. Community Participation – There was no community participation.

III. Review and Vote on Approval of March 30, 2022 Meeting Minutes – There was a motion by FC and seconded by AM to accept the March 30, 2022 meeting minutes as written. The motion passed unanimously.

IV. Old Business – There was no Old Business.

V. New Business

- A. 301 S. Green Street Presentation (30 story building) – In attendance at today’s meeting were Jack George, (JG) the attorney for GSP Development, Larry Debb, Leo G. and Andreas. The current zoning is DX-3, and they want to go to DX-7 to increase their FAR to 11.5. It is a 36 story building with 362 units. The Alderman has done an initial intake meeting and the Department of Planning Design Committee has also reviewed this. The person who made the presentation was Vlad Andrejevic (VA). It was asked of VA how many offsite parking spaces would they provide. VA stated they would provide 129 parking spaces. JG stated that this is a transit served location and that they were going to put in retail on the first floor. Dean Maragos (DTM) asked them if it was going to be alcoholic retail. VA said no alcohol would be served on the premises. They stated there would be no armed security but there will be a 24 hour concierge monitoring outdoor and indoor security. DTM then asked if they would do a Greek theme similar to the building on the southeast corner of Adams and Halsted and they said they would review it and give their proposals for a Greek theme at the next meeting. They also stated that they would have exterior cameras and they would have them inside and outside of the building and in the parking garage. Eve Moran (EM) asked if their construction would cause vibrations which would be detrimental to the other buildings in the area, and she asked if they had talked with the other buildings in the area. JG stated they had spoken with other buildings in the area to let them know what was coming and to work out a strategy to decrease the vibrations and harm to these other buildings as much as possible. VA said the caisson would be 60’ to 80’ deep and there would be vibrations on

the demolition. FC stated he felt that this building is too tall for Green and Jackson Street. JG stated there are other DX-7 zones in the community and the City is not objecting to the plan. DPD wants taller buildings. There was a motion made by FC and seconded by EM to defer this matter until the next meeting. The motion passed unanimously.

- B. 232 S. Halsted Presentation (potential liquor store) – Matthew Alee, Attorney and Greg Patel appeared before the SSA for the 232 S. Halsted City of Chicago Package Goods Liquor License Application. Mr. Alee (MA) is the attorney for Mr. Patel (GP) who is the applicant and would-be owner of the establishment. The zoning is DX-5. The applicant has not yet filed with the City for this license. The applicant has other stores, including one located at 3201 N. Southport, one at 2154 N. Halsted called “Liquor Expo”, one at 1420 W. Morse and another at 4183 N. Clarendon called “Clarendon Wine & Spirits”.

MA stated that GP would be willing to do a Plan of Operations. MA stated that there have never been any violations at any of the store locations where GP has package goods liquor licenses.

GP stated their hours are 11 a.m. to 11 p.m. Monday through Sunday. He also stated that the minimum cost of any liquor is \$6.00. GP stated he would invest in high end security cameras and connect them to the Police if necessary. GP also stated he would have adequate lighting. GP stated that 50% of his sales were for craft beer. GP said he has no private security and would not get security for this project unless the SSA demanded an armed guard full-time.

Eve Moran, (EM) stated that there is a daycare center near the 232 S. Halsted site, but MA stated it was beyond the 100 feet rule. The applicant was asked if he was aware that there was a carjacking, Walgreens theft, vagrancies, stolen cars and general criminal problems in the neighborhood. MA stated that he was aware of these issues. FC stated that currently there are thirteen liquor licenses from Madison to Van Buren and he was worried about congestion in the neighborhood by the granting of this license at this location. GP said that although he didn't have a security guard, he would monitor double parking and not serve anyone who is double parked. Captain Salmon asked that their security guard make sure that there is no loitering and they said that they would have a security guard. Concerning congestion, Captain Salmon said there is a real problem when cars double park and block one lane of the two way street on Jackson. He said the double parking occurs primarily from 4 p.m. to 7 p.m. GP stated that their lease was for twenty years and that he would get a traffic study to the SSA. FC asked if they would sell snacks and serve non-alcoholic beverages and they said they would.

Capt. Salmon stated that there are serious crime problems ahead, coming up during the summer. AGB is working with the Chicago Police Department (CPD) for effective crime prevention in the Greektown area. Package Goods stores could cause crime problems. Capt. Salmon said he wanted to make sure that we had a plan of action from the new liquor applicant and there must be a 24 hour armed guard in order to assist him and to assist the police.

There was a motion by FC and seconded by EM to defer the vote on this, subject to all the application documents being sent to the SSA's General Counsel Dean Maragos. Mr. Maragos will then disseminate the information to the Commissioners. The motion passed unanimously.

- C. Garmat Contract Renewal (sidewalk cleaning company) – TA said that the Garmat contract has been approved. FC said he spoke with Mike Appa and they will be operating 7 days a week. There was a motion made by FC and seconded by AM to accept the contract to 5 days per week, subject to revision at \$2,035 per month. The motion passed unanimously.
- D. Security Service (hours) – Rod Burch (RB) stated he wanted to defer this matter to next month. There was a motion made by FC and seconded by AM to defer the motion until the May meeting. The motion passed unanimously.
- E. 2022 1st Quarter Performance Report – RB gave the 2022 1st Quarter Performance Report. RB stated that security will be an added cost. The security is currently 12 hours per day. There was a motion made by AM and seconded by FC to accept the 2022 1st Quarter Performance Report. The motion passed unanimously.
- F. 2021 Audit Report – RB gave the 2021 Audit Report. There was a motion made by FC and seconded by AM to accept the 2021 Audit Report as presented. The motion passed unanimously.
- G. Security Rebate App - NHM – TA gave a report on the status of three quotes for the outdoor security cameras up to \$3,000. There was a motion by FC and seconded by MT to support the National Hellenic Museum for reception of a rebate. The motion passed unanimously.

VI. Reports & Updates

- A. Chairman Report – FC stated that he is getting out the RFPs with RB for the proposal to fix the temple's limestone and in-ground units.
- B. Art Committee Report – There was a motion made by FC and seconded by MT to defer the Art Committee Report until the next meeting. The motion passed unanimously.
- C. PR Updates – TA reported that WGN did a report on the Greek Easter food and that Artos did a presentation of various Greek food.
- D. Security Committee Report – There was no Security Committee Report.
- E. Program Manager Report/Sole Service Provider Report – RB stated that the second installment for Cook County Property Taxes were late. The SSA will have impact. RB believes the County Tax problem will not affect the SSA cashflow.

VII. Closed Session – There was a motion by FC and seconded by MT to go into closed session. There was a motion made by FC and seconded by MT to get out of closed session. The motion passed unanimously.

VIII. Adjournment – At 4:35 p.m. there was a motion by FC and seconded by AM to adjourn the meeting. The motion passed unanimously. The next SSA #16 Commissioner meeting is May 26, 2022.