

NOTES & NEWS: A CLVN publication highlighting membership meetings and events



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Member Notices

CLVN Dues for 2025 are now being accepted. Dues are \$20 per person, \$10 if you are a senior (60 years or older) and \$50 for a business. You can pay by check, cash or paypal. Our Treasurer is Jim Kink 3020 N. Kenmore. 2025 dues are due on Jan. 1, 2025.

CAPS meeting

The CAPS meeting will be on Zoom at 6:30 p.m. on January 14, 2025 in the Olson Auditorium (First Floor) at Advocate Illinois Masonic Hospital, 836 W. Wellington. The CAPS Zoom info is:

Zoom Id: 853-9482-2709

Passcode: 290438

CLVN Meeting

January 14, 2025, 7p.m., on Zoom. The zoom info is:

Zoom Id: 826-7300-5083

Zoom Passcode: 125317

NEXT MEETING ON ZOOM JANUARY 14, 2025

Agenda for Zoom Meeting on January 14, 2025

1. Zoning request for 925 W. Belmont from B3-3 to B3-5 to a Plan Development. This will be a voting matter.
2. President's Report-Marsalek
3. Approval of Minutes – Nov. 12, 2024.
4. Treasurer's Report-Kink
5. CLVN Planning and Zoning Report-Poppy
6. Government Reports-Aldermanic, State and Congress
7. LVECC Report - Martino
8. LVCC Report - Klees
9. New Business
10. Old Business

Up-Coming Events

WHAT HAPPENED LAST MONTH MINUTES FROM NOVEMBER 12, 2024 MEETING

CLVN President, Diann Marsalek, called the meeting to order at 7: 00 p.m. Officers in attendance: Terry Diamond-Vice President, Mary Anderson-Corresponding Secretary, Jim Kink-Treasurer and Area Director Dorothy Mroski. Excused officers were Area Directors Dorothy Klees, Sharon Williams and Charles Wilcox. . A quorum was present.

Presentation on 925 W. Belmont: The developer on Nov. 11, 2024 requested the matter be deferred to the Jan. 14. 2025 meeting. For more information go to www.44thward.org/development/major-developmentproject/925wbelmont-2.

Second Presentation on 1100 W. Wolfram to rezone from RS3 to RT5 and a Voting Matter : Alex Stoykov, owner of the property, made a presentation. The current use is a two story building with a coach house consisting of four units in the two buildings. Three units are currently occupied and the fourth is vacant store front facing Wolfram. The development would make the store front a residential unit. The coach house has two units and a basement which has not been used in 20-30 years. The owner wants to convert the unoccupied basement into a residential unit. Sara Barnes, the attorney for the owner, also presented. She stated the intent is to preserve the building and there will be no expansion in height for the project. There is a water meter that the City recognizes for the basement unit. The rezoning would cure non conforming conditions. The current building has an unoccupied store front on the first floor, a dwelling on the second floor and 2 units in the coach house but the City has not recognized a unit in the basement. The proposed zoning change would be under a specific Type 1 with five units in total- 3 in the coach house and two in the building facing Wolfram. Any future purchaser could not build a 4-5 unit building as it would be denied for the current zoning. Once the permits were issued the owner would work with the Alderman to downzone to a single family RS3 zoning. Stoykov lives in Lincoln Park and wants to preserve the building. He will beautify the property and maintain the building. Additionally, he will add more lighting and security cameras. He also plans to add central air to both buildings. He will coordinate with Tubman School the construction schedule although most of the work will be done inside with the interior. He will have a disposal dumpster for the construction. Marie Poppy presented the recommendation of the CLVN Planning and Zoning Committee which is to support the request for the Type 1 zoning and rezone when permits have been issued. The CLVN members present at the meeting unanimously voted to support the plan. Marsalek will send a letter to Alderman Lawson to inform him of the vote by CLVN to support the Type I Zoning Request with a return to RS3 zoning after permits issued and an Administrative Adjustment for parking as this is a transit oriented development. .

First Presentation on 2815-16 N. Halsted to add 12 units and seek a variance on parking: Sabrina Allam, made a presentation on behalf of the owner. The owner seeks to build 12 units on four floors while maintaining the current commercial tenants. Ms. Allam's father and brother own

the property and they desire to bring more people into the area. Jeremiah Pasculado, President of Linear Concepts, commented on the proposed development. The common area of the building would be where a restaurant is currently located. The 12 units would be 2 bedrooms, 2 baths, washer and dryers in the apartments and approximately 1000 sq. feet. There would not be any overhanging balconies on Halsted. They hope to offer bike parking and a pet area. Trash enclosure would be located in the rear of the building. Currently there are 8 parking spaces for the building. The zoning would allow them to build to a height of 65 feet but they will only build to 56 feet. They would build off the masonry wall. The frontage is 50 feet wide the property covers 2 standard lots and will use brick veneer to match. They will not be using particle board. The first floor façade would remain the same. They also hope to add a fitness area to the building. After permits are issued the timeline for building could be up to a year. Some parking spots on Halsted would be lost during construction. A suggestion was made to contact the owners on both sides of the building. The second presentation will occur at the January 14, 2025 meeting. Marsalek referred the matter to the CLVN Planning and Zoning Committee for review and recommendation.

President's Report: Marsalek reported she and Robin Greene have planted 500 spring bulbs on the corners. The CLVN meeting for January and March of 2025 will be on zoom due to the weather for the winter months. We will resume in person meetings in May of 2025. The police have not finalized their 2025 schedule for CAPS meetings. Both the CLVN and CAPS meetings will be provided in the near future. CLVN will have a holiday party in December so watch for details on the party.

Treasurer's Report: Jim Kink reported the account balance is \$17,628.81. We have received income from payment of 2025 CLVN dues. The movie vendor cashed the check issued so that was our final expense of the year. Through October, income has exceeded expenses by \$1460.00. Terry Diamond made a motion to donate to Nourishing Hope of \$500.00 which was seconded by Jim Kink. Marsalek indicated we usually donate \$250.00 in November and \$250.00 in February after the holidays. The motion passed unanimously. Kink will present the 2025 budget to the membership at the January 14, 2025 meeting.

Approval of Minutes: A motion was made by Terry Diamond to approve the minutes from July 9 and Sept. 16, 2024 which was seconded by Paul Woznicki. The motion passed unanimously.

Election of 2025 Officers: Marsalek announced the slate for the 2025 officers-Marsalek-President, Diamond-Vice President, Anderson-Corresponding Secretary, Kink-Treasurer and Area Directors-Mroski, Klees and Wilcox. Marsalek asked for any nominations from the floor and no one else was nominated. Marsalek made a motion to approve by electing the above individuals as the 2025 CLVN Officers which was seconded by Paul Wozicki. The motion passed unanimously.

Aldermanic Report: Issac Troncoso from Alderman Bennett Lawson's office reported that Ald. Lawson was disappointed with some of the election results. The 44th Ward had the largest voter turnout of the 50 wards in the City. Lawson signed a letter to oppose the firing of Pedro Martinez as the President of the Chicago Board of Education. The school board resigned and the Mayor picked a new school board. The Mayor proposed a \$300 million property tax increase to balance the City budget and Ald. Lawson is against the property tax proposal. Ald. Lawson believes cuts can be made in city departments and there will be meetings to address the budget. Ald. Lawson is sponsoring amendments to the municipal code for short term rentals which have had incidents of shootings, wild parties, noise and other items. He introduced legislation that property managers provide their names to a data base to keep track of problem rentals and have an owner

occupancy time requirement for short term rentals. He also introduced a ban on street vendors who are unlicensed. There is a public health concern from serving food by unlicensed vendors and that they vendors are using propane tanks which could be a safety issue. Ald. Lawson is also supporting legislation for a commercial space to be converted into residential space via an administrative route if the building is more than 20 years old. The Alderman's office is selling 2025 parking passes which can be used before 2025. There is a program for Lime Scooters for bad behavior by the user. If individuals are riding on a sidewalk or more than one person is on the scooter take a photo and call 311 or the Alderman's office. The user can be banned or suspended from further use. The scooters are not allowed to obstruct the public way and they should be removed within 2 hours. Many of the neighbors complained the scooters are in the public way, taking up a parking space while laying in the street, obstructing individuals with wheelchairs or strollers or who are blind from using the sidewalk. The Alderman has a Planning Council which reviews new developments and consists of 30 individuals. The group is reviewing commercial corridors and looks at areas in the ward including Clark and Sheffield. There will be a public open house in December with the Dept. of Planning present to engage in conversation to work on a master plan or update the one created in 2006. The ward will be divided into 4 areas to be discussed. Neighbors asked about the status of stop signs at Wellington and Clifton and Wellington and Kenmore. The office got mixed responses from a survey so likely no stop signs for now. A neighbor asked about the process for land acquired by the CTA and not used by the CTA for the expansion/flyover. The land is considered a remainder and what is not needed will be subject to public bid for selling. The RFP or documents for the bid will have a community vision. Martino asked the businesses be included in the process.

Report by Senator Feigenholtz: No report.

Lake View East Chamber of Commerce: Maureen Martino reported that individuals should save their receipts if they shop local to be eligible for a gift card from the local business chamber. The tree lighting will take place on Nov. 19 at 6p.m. at Clark Street dog, The Cubs tree lighting on Dec. 6. There will be an event Gnome for the Holidays on Dec. 4th. The chamber is still holding Supper Clubs at various restaurants. No tenant yet for the Walgreens at Belmont and Sheffield. Amazon Fresh will be coming to Clark and Belmont in the spring of 2025 on the top floor. Fifth Third Bank has relocated back to the building at Belmont and Clark. Neighbors stated there is a lot of empty commercial space on the first floor of that building. Mariano's has sold many of its stores to shed stores for a proposed merger. The SSA will be putting up garland and lights for the holiday season. Private security still patrols the area and provides help to the entertainment area on Clark. A new business will be located in the former Berlin which will be a gay community venue. A new tattoo business opened on Sheffield. You can check on vacant properties under Lease in Lakeview. The chamber has expressed concerns with street vendors who use propane and music amplified loudly that is playing on the streets. Police will come to the area but there is no real enforcement and just ask the vendor to leave the area. No information on any tenant for the former Blaze Pizza and the businesses by the Wellington el. No news on the bar/restaurant at Oakdale and Sheffield.

Planning & Zoning Committee Report: Marie Poppy reported nothing new to report beyond what was discussed at the meeting.

LVCC Report: Marsalek reported the next meeting is December 5th at 6:30 via zoom.

Tubman School: Marsalek reported they had a successful Halloween Party. Diamond reported the enrollment went from 262 to 306.

Chicago Cubs: No report

Old Business: Marie Poppy raised the issue of repairing or removing the damaged brick boxes surrounding the parkway trees at Tubman School. CLVN and neighbors paid for the tree boxes years ago. The boxes were damaged when the sidewalks around the school were replaced by the City, Terry Diamond recommended working with the School to see if they have a solution or recommendation to fix or replace the boxes. Marie Poppy requested that the brick flower boxes on the Seminary Side of the School be removed if they are not going to be repaired or replaced. CLVN has asked landscapers or handy man to submit a quote. One quote received was very expensive. This issue will be resolved in 2025 we need to find someone to do the job. .

New business: Next meeting is January 14, 2025 and the meeting will be on Zoom. We will hold our meetings on Zoom for January and March for 2025 due to the weather in the winter months and then return to in person meetings in May 2025.

Adjournment: A motion to adjourn was made by Terry Diamond and seconded by Jim Kink. The motion passed unanimously. The meeting ended at 8:45 p.m.

CAPS REPORT 19th District - Beat 1933 (boundary - Belmont to Diversey between Lincoln to Halsted): The Commander is Amin Jessani and his contact information is amin.jessani@chicagopolice.org. The CAPS Sergeant is Dean Angelo and his contact info is dean.angelo@chicagopolice.org. The CAPS meeting was held on November 12, 2024. Officer Mercado went over ground rules for the CAPS meeting that were implemented by CPD Headquarters to be followed by all at the CAPS meeting. One of the rules requires all those attending the CAPS meeting to be respectful to any speakers. From Sept. 10 to the meeting there were 2 robberies: Oct. 18 at Diversey and Sheffield at 10:37 a.m. which was a commercial robbery. Five juveniles opened the cash register to get money and threatened the owner. The detectives are working on this incident. The second robber occurred on Nov. 3 at 12:30 a.m. at the Belmont CTA in which someone demanded a phone from an intoxicated victim. The victim could not provide a description of the offender. There were 7 burglaries which is up from 4 from this time last year. On Sept. 12 at 12:22 p.m. a garage was left open and 2 expensive bikes were taken; Sept. 17 at 9:00 a.m. a garage was left open and bikes were taken; Sept. 29 4:41 a.m. packages were stolen from the lobby of Advocate Illinois Masonic Hospital; Oct. 25 at 12:45 a.m. a restaurant door was forced open on Diversey and the safe was found to be open; Oct. 28 at 12:00 a.m. a garage was left open; Oct. 31 5:05 a.m. a taco restaurant had the door shattered and the safe was found on the floor; Nov. 7 at 12:30 a.m. a car was left open and had items rummaged inside the car. There appears to be a pattern for looking for open garages and breaking into commercial businesses to get to the safe looking for money. There have been no shootings. There was an individual who came to the local hospital and relayed he was shot but not did say where the shooting happened. Police had no reports of a crime scene and no bullets were discovered. The victim refused to provide any information to the detectives working on the incident. The victim lived outside the District and there is a belief the incident happened outside the District. You can contact the CAPS office or view the CPD website for tips on robbery prevention, how to protect your house, garage or business and various other tips. Always secure your home, garage or car to prevent thefts. There was a report for bullets hitting 3115 N. Sheffield- an individual relayed to the police he was walking and a passing car started to shot. A bystander was shot and the building sustained damaged from

the bullets. There was good footage of the scene and the 3115 N. Sheffield residents and property manager attended a meeting to learn about the shooting. Under new business there were complaints of individuals on motorcycled riding on the sidewalk at Belmont and Sheffield. The police told us to call 911 if we see this activity. It was reported to occur on Sunday afternoons 1-2 times a month. There was an arrest for someone who is alleged to have committed a burglary. In the District there were 350 robberies with 50 arrests from individuals occurring from individuals in the District. Some arrests occur with offenders who live outside the District. Avoid letting people use your cell phones as they can get your financial information from your phone. There is no Beat meeting schedule for 2025 yet but once it is decided it will be provided. The next CAPS meeting is January 14, 2025 on Zoom. You can also enroll in www.smart911.com. Sign up for CLEARpath at www.chicagopolice.org to find the latest news and communicate with the police. Also, you can text the police and receive cash rewards for tips on crime see www.chicagopolice.org/txt2tip. Gang and narcotics related calls can be made anonymously. The 19th District CAPS phone number is 312-744-0064.

Questions about your membership? Know neighbors that want to join? Go to www.clvn.org to download a copy of our membership form or contact centrallakeviewneighbors@gmail.com. Attend the CLVN meetings to build a better and safer community.

CLVN
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