

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

 <p>Central Lake View Neighbors CLVN Belmont • Diversey • Halsted • Racine CLVN.ORG</p>	<p style="text-align: center;"><b><u>Member Notices</u></b></p> <ol style="list-style-type: none"> <li>1. Save the date for the CLVN Wine Tasting on April 27 from 3-6 p.m. at Kirkwood. \$10 suggested donation for each event and raffle tickets will be for sale.</li> <li>2. CLVN Flower Sale-order forms are on the CLVN website and are due May 6<sup>th</sup>. Pick up your order on May 10 at Agassiz School from 10-noon.</li> <li>3. Outdoor movie dates are June 8 (Frozen), July 13 (Lorax) and August 10 (Nut Job). The movies are shown at Hawthorne School, Seminary and School at dusk. Cartoons before the movies and free snacks.</li> <li>4. CAPS meetings are now held on the second Tuesday of the month at 6:30 p.m. and the CLVN meeting will be held on the second Tuesday of the month at 7p.m.</li> </ol>
<p>Visit our web site at <a href="http://www.clvn.org">www.clvn.org</a></p>	

\*\*\*\*At Advocate Illinois Masonic Hospital-Olson Auditorium-1st Floor, 7:00 p.m.

**NEXT MEETING TUESDAY MAY 13, 2014**

<b>Agenda for May 13, 2014</b>	
1.	Presentation by Ald. Tunney-state of the 44 <sup>th</sup> Ward and Mike Restivo , 44 <sup>th</sup> Ward Superintendent
2.	Presentation on feral cat program
3.	Voting on zoning request for 1037 W. Oakdale
4.	Second presentation for liquor request for 2910 N. Sheffield
5.	Second presentation for zoning change to RM5 at 926-928 W. George
6.	Update on Cajun theme festival at Wellington and Sheffield
7.	President's Report-Marsalek
8.	Approval of Minutes –March
9.	Treasurer's Report-Zenoff
10.	LVCC Report-Saliture/Patzner
11.	CDDC Report-Poppy
12.	New Business
13.	Old Business
14.	Adjournment

**Up-Coming Events**

- |         |                                       |
|---------|---------------------------------------|
| 4/27/14 | CLVN Wine Tasting at Kirkwood         |
| 5/6/14  | Flower orders due                     |
| 5/10/14 | Pick up flower orders at Agassiz      |
| 5/13/14 | CAPS meeting 6:30, CLVN meeting 7p.m. |

**WHAT HAPPENED LAST MONTH**

**MINUTES FROM MARCH 11, 2014 MEETING**

CLVN President, Diann Marsalek, called the meeting to order at 7:03 p.m. Officers in attendance: Alan Zenoff-Treasurer, Laura Kotelman Recording Secretary, and Area Directors: Mike Canning and Karen Gaus. Excused officers were Vice President-Jeannie Saliture, Jason Osborn-Corresponding Secretary and Area Directors- Joe Ravelingeen and Terry Diamond. A quorum was present.

**Second Presentation for Zoning Change at 1037 W. Oakdale:** Lawyer Nick Patikus along with Stanley Orszula and Julie Griffiths (Owners), and Bill Massey Project Architect made a second presentation. 1037 W. Oakdale is currently a

three-story, two-unit building. The owners bought in the summer and will renovate keeping two units and working within the existing footprint of the building. There is an enclosed rear porch that was never permitted and it 30 to 40 years old or more. The Zoning Department needs to permit what is there today. It is currently RS-3 (single family home currently non-conforming) and needs to be RM4.5. The FAR is 4,400 sq. feet currently. It is non-conforming and needs to become conforming before moving forward. There is a staircase separate from the living space. The owners would like to incorporate that enclosed space into the revised plan. The space is 516 square feet and the structure would still be well over the FAR totals even without it. They are not adding an additional stair beyond the porch. The porch is 170 square feet and each floor is 1,100 sq feet. The proposal includes 450 sq. feet of green space between home and parking area. Under their plans, the two units will change. Currently there is an unfinished basement, a first floor unit and a duplex up. The proposal will include a lower level rental with three floors single family. RM4.5 zoning allows them to permit the existing space as is. The current porch appears to be sound and there is no need to take it down and rebuild. The owners are willing to file a Type 1 Application which ties the zoning district to what they are planning so that it could not be flipped to a different structure. The owners are also willing to file for a down-zone afterward. The building is from 1891. They want to save the existing structure and do not plan to knock it down. They want to keep a small backyard and may eventually put in a garage at a later date. Patikus reached out to neighbors on Oakdale and George and got an additional 11 letters of support which were added to the file. The CLVN Planning & Zoning Committee met twice and discussed alternatives for how to move forward with the project.

**Presentation for a liquor license at 2901 N. Sheffield:** John \_\_\_\_\_, Mark Dixon – Executive Chef presented for Bar Cocina, a casual restaurant serving upscale modern Mexican food. They are spending close to \$1 million in upgrades to the space and will focus on using the event space in the back. They will be open for lunch and brunch and will be food focused. There will not be any TVs. The hours will be Sunday to Thursday until midnight and may be later on Friday and Saturday. They will have outdoor seating in front at some point. The restaurant seats 125 plus the private party space. The side lot will continue to be parking. There will be no DJs or live music on a regular basis. They need to have an entertainment license because of the party space and the needs of guest that book the space for private events. They seek a Public Place of Amusement (PPA), a Restaurant and an Incidental Liquor License. Approval of the Incidental Liquor License will require two meetings to vote. Poppy made a Motion for conditional approval subject to the Alderman working with CLVN and Bar Cocina on a plan of operation before any licenses are issued. Korol seconded. The Motion passed unanimously.

**Presentation for 3201 N. Clark:** Jim Banks presented to CLVN, Hawthorne and Triangle regarding the northwest corner of Belmont and Clark from the street to street to alley to alley (Dunkin Donuts property at Clark and Belmont). The previous design was an 11-story building with three levels of retail and three levels of parking. The new proposal is significantly smaller in height and massing. There will be two stories of retail and two 2 floors of parking for 72 cars. The eliminated one residential unit for a total of 99. The setbacks were also adjusted. It is taller on Belmont and shorter on Clark than originally proposed. The setback is at 70 feet on Clark. At the corner, they added units along Belmont creating a triangular focal point. There are no major setbacks except for on the corner for ease of pedestrian traffic. The primary goal is to get a grocery store on first floor and a second user on second floor as well as some smaller retail along Belmont. The loading dock is 65 feet all within the space. The majority of retailers use of 45-foot truck in Chicago. The traffic consultant reviewed turning radius. It will be a controlled loading dock managed by the users of the building. Smaller vehicles will use the alley dock. The traffic study will be on the Alderman's website when complete. For residential move-in/move-out, the renters can use the loading dock, but because most will have smaller profile moving vans, they will use the small alley loading dock. There is no loading zone for cars to sit on the street. There will be an overall community meeting on the project.

**First presentation for zoning request to RM5 for 926-928 W. George:** Kenny Motew of Mo2 Properties and Architect Jay Keller (?) presented. This is a 13 unit apartment building that has existing, non-conforming zoning. It is zoned RT-4, but is over the FAR by a couple hundred sq feet within the footprint of the building. The porches were enclosed in the 1970s or 1980s and permits cannot be found in connection with the addition. Currently, the enclosed porches are used as bedroom. Mo2 bought it a year ago and wants to take down the stairs and rebuild them in a safe manner. They are not adding square footage. The Zoning Department identified that the porches were illegally enclosed. Mo2 seeks RM-5 zoning in order to complete the work and they are willing to bring the zoning back to RT-4 and file a Type 1 Application. They are not changing the structure and are keeping the property as rental apartments with rents ranging from \$1,500 to \$2,000. Mo2 also owns and rehabbed 647 Demming, 3032 Kenmore and 3459 Racine for example. They will be back for a second presentation and possibly a vote on May 13.

**President's Report:** The 2014 CAPS schedule is on the CLVN website and future meeting dates are May 13, June 10, July 8, August 12, Sept. 9, Oct. 14, and Dec. 9 at 6:30 p.m. in the Olson Auditorium. 3016 N. Seminary had a court date on Feb. 24. The owner was ordered to fix his roof and clean the debris in his front and back areas. Neighbors have voiced concerns for 1023 W. Wolfram with the condition of the building and behavior of the tenants. The next meeting is May 13, 2014 and the speakers will be Ald. Tunney and Mike Restivo, 44<sup>th</sup> Ward Superintendent. The CLVN Beer Tasting was a great success and thanks to George Street Pub, 2858 N. Halsted, for hosting. The CLVN Wine Tasting will be held on April 27 at Kirkwood from 3-6 p.m. A suggested donation of \$10 for the event and raffle tickets will be for sale. The beautification and events committee met on February 24<sup>th</sup>. The summer movies will be – June 8 Frozen, July 13-Lorax and August 10-Nut Job shown at dusk at Hawthorne School with free snacks. The movies are presented by CLVN, Hawthorne Neighbors, Ald. Tunney and Central Lake View Merchants Association. 3016 has cleaned the debris in the back yard and is working on his roof which were required by Housing Court. CLMA Belmont Sheffield Music Fest is June 7 and 8. Billy Joel and Blake Shelton (July 19) will perform at Wrigley this summer. The CLVN Party will be held on Saturday September 6, 2014 on the 1000 block of George-more info to come.

**Treasurer's Report:** Zenoff reported the account balance is \$16,000 total. He will present a retroactive budget at the May CLVN meeting because the fiscal year changed with the amended by-laws. The budget will change from March to April to a calendar year.

**Approval of Minutes:** A motion was made by J. Price and seconded by Gaus to approve the minutes for January. The motion passed unanimously.

**Planning & Zoning Committee Report:** Poppy reported the Planning and Zoning Committee met twice on the up zoning request for 1037 W. Oakdale from RS3 to R4.5. One of those meetings was with the homeowners and their architecture and zoning attorney. We discussed alternatives for how to move forward with their project and asked them for additional information. When we get that information we will be able to make a recommendation to the community and proceed to a vote.

**CDDC Report:** Poppy reported the entire meeting was a discussion about the Cubs Park Plaza liquor license ordinance. There is complete agreement from all the community groups that it is best to slow down on approving anything until operating guidelines are established. It is now being evaluated by activities such as game day, non-game, and events. The Cubs provided the community an operation matrix with their requests. For example 25 events per year, times events to state/end and noise levels, occupancy and so on. A CDDC sub-committee has now been formed made up of the four neighborhood groups surrounding the area and the chamber. The will work with the Cubs to come up with a revised plan and present back to the CDDC. The Cubs also confirmed they will not begin renovations on the ballpark until their legal issues with the Roof Top owners are resolved. Therefore, the Plaza would not be constructed until perhaps two years after the park is completed. So while there is time, all are working together to come up with parameters for operations that will work in an urban setting.

**LVCC Report:** Poppy reported at the meeting new board members were confirmed. There was a discussion and then a motion to develop conflict of interest guide lines for LVCC officers and board members. There was also discussion on the Cubs Liquor License Ordinance. It was concluded that since so many people were on both the LVCC and CDDC there was no need for LVCC to create yet another group but instead wait to hear what the CDDC sub-committee has to present and work from there. A report was given on the activities of the Public Safety and Crime Reduction Task Force. This group has met twice. Block Club formation is encouraged. The police want to make each block safer and block clubs are the path to that objective. An action plan has been developed by the Crime Reduction Task Force to target crime hot spots, improve security in the entertainment district, and also to begin developing a better way for the community to work with social services organizations in our community.

**CLMA Report:** Isacson reported Matt Nickerson author of The History of Lakeview was in attendance and the book is on sale in the area at Will's, Tannenbaum Hardware, on Amazon.com, etc. The Belmont-Sheffield Music Festival is scheduled for June 6-7. CLMA hosted a Property Tax Seminar at the Center on Halsted on March 12.

**Ald. Tunney:** Duffy reported the Annual Wrigley Field Community Meeting will be March 12. Sign maintenance crews will be in the Ward in March so neighbors should report any signs that need fixing, replacing, etc.. There will be a household hazard waste recycling day in April or early May. Check [www.44thward.org](http://www.44thward.org) for details.

**Old Business: Discussion of altering hours for western portion of CLVN for zone parking:** Several members have expressed an interest to alter the permit parking hours for the area of Sheffield to Racine and Diversey to Belmont. There has been a discussion of altering the hours from 6p.m. to 6a.m. for this area to 5p.m. to 9a.m. at a prior meeting. Members believe the change in hours would allow for more street parking after you return home from work and during the day. There is a concern that commuters park on these streets early in the morning and catch the el at Wellington or Diversey. They return and move their car by 6p.m. Parking spots during the day are not available for residents and visitors to the area. Also, hospital employees and visitors park on these streets during the day. Residents are not able to have guests or workers park on the street during the day as there is no available street parking. The hours can be changed, but we would have to sign petitions for the change. 65% of the residents for the proposed zone must sign. Individuals can only sign a petition if they have a valid city sticker. A Motion was made by Poppy to explore altering the hours of Zone 383 Parking Sheffield to Racine and Diversey to Belmont and seconded by Siddiqui. The Motion passed unanimously.

**New Business:** None.

**Adjournment:** A motion was made by Alan Zenoff and seconded by J. Price to adjourn the meeting. The Motion passed unanimously and the meeting adjourned at 8:10 p.m.

**CAPS REPORT 19<sup>th</sup> District - Beat 1933** (boundary - Belmont to Diversey between Lincoln to Halsted): The Commander's contact information is [elias.voulgaris@chicagopolice.org](mailto:elias.voulgaris@chicagopolice.org). For 2014 the beats split. Our beat 1933 meets at 6:30 p.m. on the second Tuesday of the month. The remaining 2014 Beat Schedule is April 8, May 13, June 10, July 8, August 12, Sept. 9, Oct. 14 and Dec. 9 at 6:30 p.m. with the meetings in the First Floor Olson Auditorium, at Advocate Illinois Masonic Hospital, 836 W. Wellington. Sign up for CLEARpath at [www.chicagopolice.org](http://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](http://www.chicagopolice.org/txt2tip). The 19<sup>th</sup> District CAPS phone number is 312-744-0064.

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Questions about your membership? Know neighbors that want to join? Go to [www.clvn.org](http://www.clvn.org) to download a copy of our membership form or contact Diann Marsalek at [Marsalek722@gmail.com](mailto:Marsalek722@gmail.com).

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