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

visit our web site at www.clvn.org

Member Notices

CLVN Dues for 2026 are now being accepted. Dues are $20 per person, $10 for seniors (60 years or older) and $50 for a business. Dues for the 2026 calendar year were due on Jan. 1, 2026. You can pay by check, cash or paypal. Our Treasurer is Jim Kink 3020 N. Kenmore.

CAPS meeting will be in person on September 8, 2026 at 6:30 p.m. in the Olson Auditorium at Advocate Illinois Masonic Hospital.

CLVN Meeting September 8, 2026 at 7:00 p.m. in person at the Olson Auditorium at Advocate Illinois Masonic Hospital.

NEXT MEETING IN PERSON ON SEPTEMBER 8, 2026

Agenda for In Person Meeting on September 8, 2026

1. Second presentation for zoning change at 2858 N. Halsted from B3-2 to B2-3. This is not a voting item
2. First presentation for 920-928 W. Diversey for zoning change from B3-3 to B3-5
3. Nomination Committee Report for 2027 Officers and Directors
4. Update on Greenway on Wellington (eastbound) and Oakdale (westbound)
5. Update on ComEd proposal for 1111 W. Diversey and vote on this item.
6. President's Report-Marsalek
7. Approval of Minutes – July 14, 2026
8. Treasurer's Report-Kink
9. CLVN Planning and Zoning Report-Poppy
10. Government Reports-Aldermanic, State and Congress
11. Tubman School Report-Principal Hammaker
12. LVECC Report
13. LVCC Report – Klees
11. New Business
12. Old Business
13. Adjournment

Up-Coming Events

WHAT HAPPENED LAST MONTH
MINUTES FROM July 14, 2026 MEETING

CLVN President, Diann Marsalek, called the meeting to order at 7:05 p.m. Officers in attendance: Jim Kink-Treasurer, Area Directors Dorothy Klees and Dorothy Mroski. Excused officers were: Terry Diamond-Vice President, Mary Anderson-Corresponding Secretary and Charles Wilcox-Area Director. A quorum was present.

Tubman School Update: Assistant Principal, Therese Plunkett, provided an update on Tubman School. Tubman received an exemplary rating which is given to top tier schools used a model for other schools. In 2024-205 the school had this rating for the fine arts program. This year the school received the rating for the primary and middle years and the IB program. School scores in reading and math are excelling. The school is a neighborhood based school with 288 students. The school would like to see enrollment increase. The school is a magnet for fine arts and the IB program. There are 2 kindergarten classes, 2 classes for the 7th grade and 2 classes for the 2nd grade. Many students graduating will be attending various high schools including Lane Tech, Jones Prep, Walter Payton, St. Pat's, Loyola and Amundsen. You can reach her at teplunkett@cps.edu.

First presentation on 2858 N. Halsted for a zoning change from B3-2 to B2-3: This is the current location of the George St. Pub and the owners want to sell the property. George St. Pub is a tenant at the property and not the owner of the property. The developer has an option to buy for 6 months contingent on getting zoning approval from B3-2 to B2-3. Jacob Wahler, the architect, presented on behalf of the team. They are seeking to build a 5 story building with 20 apartments. The entry for the apartments will be on George Street. There will not be any residential units on the first floor. The first floor will have two retail units with entry on Halsted. There will be an elevator and a metal enclosed penthouse for the mechanics. There will be twenty residential units which will consist of 2 units on the first floor and floors 2-4 will house 6 units on each floor. The units will be studio's, 2, 3 or 4 bedroom apartments. The rent will be for a 1 bedroom $2100.00, 2 bedroom $2900-$3100.00 and 3 bedroom mid $4000.00. This is approximately $1500- $1600 per bedroom. The leases will be for one year and no short term rentals will be available. There will be cameras on the building for security. There will be a balcony facing the alley. There is no parking requirement for the building as it is covered by the Transit Oriented Development (TOD). The garbage area will be at the rear of the building and located in an enclosed area. Collection of the garbage will be from a private vendor. The rooftop will be accessible by the residents. There will not be a party room. There is no proposed rear set back. They have developed many other properties in the area. Ald. Lawson indicated this is a Type 1 application so what is built is what is presented. The time line for the construction is 10-12 months. Some neighbors liked the plan as it offers 3 and 4 bedrooms, is walkable to other places in Lake View and thinks there will be demand for the units. Poppy and Marsalek explained the process for the developer to make a second presentation, the CLVN Planning and Zoning Committee will review and information will be published in the minutes. CLVN will work with the George Street Neighbors to identify concerns and can seek to enter into a Neighborhood Protection Plan to address concerns. Most of the commercial spaces are being filled by food/beverage establishments, personal services or medical providers.

Neighbors raised concerns. First, they want the business to continue but the developers indicated the owners want to sell. The neighbors feel George Street Pub is a safe place to go, is well lit and family oriented. The neighbors want assurances to address security around the building, terms of construction and perhaps build one larger retail or restaurant instead of two smaller units. The neighbors want to see parking offered with the building to avoid congestion and reduction of street parking. The developer responded they built 2763 N. Seminary with 60 residents and only three individuals had cars. Most of those interested in renting want public transportation and do not own cars. The neighbors are worried there will be high turnover of renters each lease term. The developer seeks higher density to build 20 bigger units. There will be 20% for affordable housing. The developer will return September 8, 2026 for a second presentation.

ComEd at 1111 W. Diversey: Marsalek recapped that Com Ed has made two presentations to the community in March and June of 2026. They are seeking to build a 4 story substation at 1111 W. Diversey (located in the 43rd Ward) to meet the needs of energy consumption. Com Ed has information on their website at https://www.comed.com/smart-energy/innovation-technology/reliability-improvements/transmission-projects/lakeview-energy-dev-project. The proposal has not been well received by the neighbors who are concerned about the size, location in a residential neighborhood and various safety concerns.

Ald. Knudsen of the 43rd Ward has sent a letter to the Chicago Department of Planning seeking a clarification on the project. The Zoning Administrator responded by stating more information on the project is needed before an opinion can be issued. Additionally a letter was sent by Ald. Knudsen to the Chicago Department of Buildings seeking an administrative hold for any building permits. Senator Sara Feigenholtz and Rep. Ann Williams have sent a letter to the Illinois Commerce Commission (ICC) concerning this matter. Ald. Lawson is also monitoring the development as this is in the 43rd Ward and across the street from the 44th Ward.

Marie Poppy informed the group that ComEd purchased the property seven years ago. Neighbors became concerned when surveying was done on the property. ComEd wants to build a large building which should be located in a commercial zone. There is a small substation at Newport and Seminary and a large substation near Costco on Clybourn that serves the area. Neighborhood groups and the Diversey Community Coalition (DCC) offered various sites for consideration for the substation. The Diversey property is not a good site for the substation based upon proximity to three schools and that the property is located in a residential transit oriented development (TOD). Wrightwood Neighbors Association (WNA) recently voted to not support the project. The Illinois Commerce Commission (ICC) is taking testimony on the project. A request was made to have the neighbors register on the portal for the ICC and raise your objection. Please also tell your neighbors to voice their objections. The response to the project is due July 17, 2026 and the hearing on the project will be Aug. 15 or 16 maybe in Chicago. Members of (DCC) will testify at the hearing. A decision will be rendered likely in December as to whether the project will move forward or not. Mark and Valerie Staublin encouraged residents to read the ICC website about this project. ComEd testified that 62.5 %of the electricity from the new substation would serve Lincoln Yards which ComEd denied making that statement at the community meeting. If the project moves forward many streets will need to be torn up to run cables under the streets from Clybourn to the new site. Ald. Lawson commented that there is a designation for a major versus minor utility project. ComEd wants a minor classification and the elected officials and community want a major classification. The major would require several hearings, more oversight by the ICC and be a planned development. Both Ald. Lawson and Knudsen are seeking to introduce an ordinance to

address the major verses minor for utilities in Chicago. Mark Staublin asked for CLVN to oppose the project. The CLVN By-Laws require a second presentation to vote on this request which would occur on the September 8, 2026 meeting.

President's Report: The schedule for the 2026 CLVN meetings will be in person on Sept. 8 and Nov. 10. The CAPS schedule for 2026 is all meetings will be in person on Aug. 11, Sept. 8 and Oct. 13 at 6:30 p.m. CLVN will hold a summer social at Barcocina, 2901 N. Sheffield, July 21, 2026 from 6-8 p.m. CLVN will provide one drink ticket and food. RSVP to centrallakeviewneighbors@gmail.com if attending. The summer movies are Aug. 9-Zootopia 2 and Goat on Aug. 23 which was a makeup date due to rain. The movies will be shown at dusk at Hawthorne at School and Seminary. The movies are free to the public and banners will be posted to advertise the movies.

Treasurer's Report: Kink reported the treasury holds $18, 791.56.The flower sale made a profit of $300.00. The movie sponsor donations are $2200.00. The beautification fund holds $3500.00 and we have over 100 paid members which is an increase from last year.

Alderman Lawson Report: Alderman Lawson attended with Alex Ponder. Ponder joined the office in April. There will be a Public Safety Town Hall at Advocate Illinois Masonic on July 22, 2026 at 6p.m. to provide increased awareness on public safety. The building at 1040 W. Belmont which houses Giordano's will be torn down and replaced with a five story building. Giordano's will return without a dining room. The Briar Street Theater is being converted into housing. An update on the Green Way was provided. Eastbound bike traffic will travel on Wellington on the south side of the street. Westbound bike traffic will travel on the north side on Oakdale. A stop sign will be in place at Mildred and Wellington. The painting on the street will likely occur in summer or fall. Perhaps Wellington from Sheffield to Halsted will be a slow zone. Work will be done on Oakdale and Halsted to make the intersection safer.

Senator Feigenholtz Report: No report.

Advocate Illinois Masonic Hospital: No report.

Lake View Citizen's Council Report: Klees reported she was not able to attend the last meeting. The next meeting is Sept. 3, 2026 but the location has not been announces. Jim Kink asked Klees to get an invoice or information about the Director's & Officers Liability Insurance from LVCC so CLVN can pay their share from the organization.

Planning & Zoning Committee Report: No report.

Lake View East Chamber of Commerce: No report.

Chicago Cubs: No report

Minutes of May 12, 2026: Dorothy Klees made a motion to approve the minutes of May 12, 2026 which was seconded by Jim Kink. The motion to approve the minutes passed unanimously.

Old Business: None

New business: Next meeting will be held on September 8, 2026 in person at 7p.m.

Adjournment: The meeting adjourned 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 Jessica Rocco and her contact info is jessica.rocco@chicagopolice.org. The CAPS meeting was held on July 14, 2026. The Court Advocacy Committee in the 19th District is following the case of Leon Jackson who is now in custody. He has had 55 arrests with 10 of those for violence. His last arrest last month was against someone walking. The attack was random. He is homeless and has mental health issues. Be careful when you are walking and always report any crime to the police. His next court date is July 15, 2026 at 26th & California at 9:00 a.m. On July 6, 2026 at 3:30 p.m. on the 2800 block of Seminary three males committed fraud. They approached the victim and surrounded him in the front and back of the victim. They told the victim they needed financial help for a funeral. The victim gave them $10.00 in cash and they informed him they wanted an electronic payment. They grabbed his phone and made a payment. The victim was able to call the bank to stop the payment. Also some scammers are presenting documents to look like they work for the City and are seeking money. Call the police if you see these scammers. The scammers will leave the area if they see the police responding. There were 6 cars that had catalytic converters stolen. You can purchase a kit to place your VIN number on the catalytic converter or a small cage to place over the converter. Also try to park in well lit areas. Burglaries and robberies are down in the District and thefts were up by 7%. The new State's Attorney is prosecuting thefts from businesses. There was one burglary on the 1300 block of Barry involving a garage. It appears the garage was not locked. An ebike and tools were stolen. If you have cameras register them with the police so detectives can look at your footage. Many of the ebikes are not being recovered and individuals stealing are using for joy rides. This year the Pride Parade ran smoothly and the post pride parade was successful. There were many police in the District and good communication among the police. There were more fences around businesses to not allow individuals to congregate. Some factions spread out this year from Belmont and Sheffield to as far as Fullerton and Halsted. Many individuals after the parade were not allowed to take over residential streets. The events were shut down earlier this year. Someone sprayed bear spray at Belmont and Sheffield. A neighbor commented he was glad to see a police presence at Wellington and Seminary post parade. CPD is on social media including Facebook, X (formerly Twitter), and Instagram. The next CAPS meeting dates are Aug. 11, Sept. 8 and Oct. 13 at 6:30 p.m. 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 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, safer, and stronger community.

CLVN
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