

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 are for the calendar year and will be due 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 Nov. 12, 2025 at 6:30 p.m. in the Olson Auditorium at Advocate Illinois Masonic Hospital.

CLVN Meeting Nov.11, 2025 at 7p.m. in person at the Olson Auditorium, Advocate Illinois Masonic Hospital.

NEXT MEETING IN PERSON ON NOVEMBER 11, 2025

Agenda for In Person Meeting on Nov. 11, 2025

1. Zoning request for 3021 N. Racine RS3 to RM4.5 to build a 2-unit condo. The second presentation has been deferred to the January meeting at the request of the developer.
2. President's Report-Marsalek
3. Approval of Minutes – Sept. 9, 2025
4. Nominating Report for election of 2026 CLVN Officers
5. Treasurer's Report-Kink
6. CLVN Planning and Zoning Report-Poppy
7. Government Reports-Aldermanic, State and Congress
8. Tubman School Report
9. LVECC Report - Martino
10. LVCC Report – Klees
11. New Business
12. Old Business
13. Adjournment

Up-Coming Events

CLVN Holiday Party December 9, Kirkwood on Sheffield 6:30 PM

WHAT HAPPENED LAST MONTH

MINUTES FROM SEPT. 9, 2025 MEETING

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

Ald. Lawson Report: Isaac Trancoso from Alderman's Lawson's office addresses public safety, legislation, housing, and zoning.

Public Safety: The Alderman's office follows court cases and encourages the community to volunteer as court advocates to attend court cases. The Michael Jenkins case is related to the shooting at 400 W Wellington. Next hearing is September. 30. Members who are interested in participating as court advocates can do so by Zoom. Contact Isaac at isaac.trancoso@cityofchicago.org (773) 525-6034 for the Zoom link. CPD is giving out personal alarm devices at the 19th District Station– CAPS Office. Isaac reported last summer had the lowest number of homicides in Chicago since 1965. Alderman's Office signed a letter to transfer parking violations from CPD to the Finance Dept to free up the police to focus on violent crimes.

Legislation Isaac reported the Alderman has been working on the Accessory Dwelling Unit (ADU) legislation since 2023. ADUs can be an additional unit in the basement, attic, or a coach house. ADUs were permitted before 1957. Currently they are only allowed in pilot areas. On Sept. 25, 2025, City Council will vote to expand the program in the City. ADUs bring down rents by increasing supply and providing income (rent) to property owners. The Alderman attended a hearing on anti-Jewish hate (antisemitism) and signed resolution standing with immigrants.

Community Events: Isaac reported on upcoming neighborhood events also reported in the Alderman's weekly newsletter: The 20th Annual Lakeview East Festival of the Arts on Broadway from Belmont to Hawthorne will be held Sept 13-14 between 11:00 a.m. and 7 p.m. The Festival showcases artists from across the country, live music, a magic show, comedy hour, sing-a-longs, and dancing. The Southport Neighbors (SNA) yard sale is scheduled for Sept. 20th 9:00 am to 2:00 p.m. East Lake View Neighbors (ELVN) Oktoberfest will occur at Murphy's Bleachers on September 20th from 3:30 - 7:30 pm. Sunday Sept 21 is the 20th Annual 5K Race to Wrigley with proceeds supporting the Cubs Charities and youth programs. The Cubs first-Oktoberfest will be held at the Toyota Camry Lot (1126 W Grace) Sept 19th-21st.

Transportation: #77 Belmont bus service will increase by 10%-20%. Wellington Greenway: No update. The Alderman is speaking with Advocate Hospital to accommodate the ER & ambulances.

Development: Community Plan will be out soon with Design Guidelines. Torstenson Glass moved to Morton Grove from the Sheffield location. The purchaser is seeking to rezone for a 5-story building with 92 apartments and 25 parking spaces.

Real Estate Tax Appeals: Sept. 16, 2025 is the deadline for filing a tax appeal with the Cook County Board of Review. The Board of Review will have two tax appeal workshops from 5:30 to 7:30 p.m. on September 11th at Wells Park Fieldhouse 2333 W. Sunnyside and September 15th at Truman College 1145 W. Wilson.

Second Presentation for 3039 N. Kenmore - Zoning Change Request RS3 to RT4- 3 condo units with Type 1 Application: Zoning Attorney Nicole Lopetinsky, attorney from Sam Banks office, re-introduced the team of presenters. Mike Decker, the owner, and Steve Besch the architect. Currently, this is a 5-unit frame building on a 37.5 feet wide lot. The prior owners are deceased and the building is in poor condition. The proposal is a new 3-story brick, 3-unit condo building with a 4-car garage. The developer will include space for the garbage cans to be stored on-site. This will be an elective Type 1 Zoning Project. After the permits are issued the site will be rezoned back to RS3. The prices will be between \$1-\$1.6 million. Each unit will have 3-4 bedrooms. The CLVN Planning and Zoning Committee recommended the zoning change because

the new 3-unit building will be an improvement and consistent with height of the adjacent properties, also 3-4 units. Many of the existing buildings on Kenmore are multi-units. David Kelly, a resident and member, opposed the rezoning stating it would decrease the number of affordable rental units and would change the neighborhood by allowing the Developer to construct condos, similar to those on north side of Belmont. Liz Dunn and Marie Poppy responded there have been several developments in CLVN that have added affordable rental units and there is a need for affordable units for purchase due to the cost of single-family homes. The developer stated rehabbing and saving the building did not make sense due to its current condition and cost. Chris Collins, a member, and architect agreed. A written ballot was then distributed asking members to vote on the proposed zoning change. The vote was 11 in favor and 2 opposed. The President will notify the Alderman that CLVN supports the Type I rezoning as presented.

First presentation for 3021 N. Racine – Zoning Change Request RS3 to RT4.5 (Type I) to build 2-unit condo with a higher building to land ratio (FAR). Tyler Manic presented for his client James Sheehan (d/b/a Meadowlark Ventures LLC-Developer) who was out of town. Sheehan has a contract to purchase the property. The contract is subject to rezoning. Manic did not know the purchase price. He stated the property is a legal nonconforming 2 unit building in poor condition that would not pass a City inspection. The lot is smaller than the standard City lot (24' X 121' or 2,907 SF). Manic stated the Developer is requesting that the property be rezoned from RS3 to RT4.5 because he cannot build and sell 2 condos with 4 bedrooms without it. Individuals questioned the need to upzone the property to RT4.5 versus RT4 and how the building would look in context with the adjoining properties. The zoning request was deferred to the CLVN Planning and Zoning Committee. The Developer was asked to bring a profile/elevation to the next meeting to show how the new building would look in context, at full height and depth, next to the adjacent properties.

Update by Advocate Illinois Masonic Hospital: Frank Nuno from the Hospital and construction representative-Aldona Jelinek presented on behalf of Advocate. The Hospital finished Phase I and the new building will officially open in September. For Phase II, the parking lane on the south side of Barry will be closed and 25 parking spaces will be lost for a year. The Hospital flyered the residents on Barry, between Sheffield and Dayton, stating it will provide 25 replacement parking spaces for them in the Barry gravel lot at no cost while the south parking lane is closed. Marie Poppy referred to the Hospital's Parking Agreement that provided up to 22 paid parking spaces for residents that lived directly across from the Hospital in Sheffield/Wellington Garage. Poppy and Kink recommended that instead of parking in the Barry Gravel lot, residents on Barry, between Sheffield and Dayton, be allowed to park in the Garage for free while the south lane of parking is eliminated. Maritess Caamic, Vice President of Operations at Advocate stated a parking solution for the Barry residents would be provided before Sept 15th. Nuno also stated that Hospital is working on purchasing equipment that will decrease the brightness of the large, illuminated sign at the top of the new Hospital building. Aldona Jelinek updated the community with the following information: Sept 15, 2025 to fall 2026, no parking on the south side of Barry between the CTA and the Hospital's fire-lane will go into effect to enable two-way traffic on Barry during Phase II construction. Sept 15th Advocate will have the ribbon cutting for the new building, the first patient will be admitted into the building on October 20. Turner is projecting 120 tradespeople to finish construction. Turner has provided parking for its construction workers. The workers are not allowed to park on Barry or the residential streets. Residents who see construction personnel parking on Barry or neighboring streets should call Frank Nuno at 773-296-3917.

President's Report: Diamond reported for Marsalek the corners are doing well and please water if you live near a corner. Diamond thanked Robin Greene for all of the hard work she has done to beautiful and landscape the corners in CLVN. Spring flower bulbs will be planted in September or October and we will need volunteers to plant. A holiday party will be planned for December. The schedule for CLVN meetings for 2026 will be Jan. 13, March 10, May 12, July 14, Sept. 8, and Nov. 10. The CAPS schedule is being finalized, and those dates will be provided. The Summer Movie was postponed from August 10th at Hawthorne due to a soccer group not turning over the field on a timely manner. The new date for the movie is Saturday October 4, 2025 at dusk at Hawthorne School. At the November meeting, CLVN members elect officers for the next calendar year. Individuals interested in serving as an officer or Area Director should contact the President.

Tubman Update: Tonya Hammaker, the principal at Tubman, presented at the July, 2025 meeting. The Principal sent the following School update: October 18, 2023 10 am-12pm is Tubman's Fall Fest. All are welcome, costumes, games, treats and prizes. September 23, PreK applications for Tubman open. Tubman will have school tours on the following Fridays at 9:00 am: September 19, October 10, November 7, and December 5. Contact Ms. Martinez, Tubman's clerk, at rmartinez120@cps.edu for more information.

Treasurer's Report: Kink reported the treasury holds \$20,276.37 in the bank. For the year, income has exceeded expenses by \$2900 due to movie night sponsorship. The excess will be reduced by \$1500 to pay for the October movie. \$1000 is set aside in the beautification fund to repair the tree box stones around Tubman school. For 2025, there are 92 paid members compared to 91 in 2024 and 114 in 2023. CLVN 2026 Dues are now being accepted. Dues information is at the top right corner of the newsletter.

Lake View Citizen's Council Report: Klees reported the next LVCC meeting will be on December 4, 2025 at 6:30 p.m. at the 19th District Police Station or on Zoom. The Stone Medical Center at the northwest corner of Diversey and Sheridan maybe redeveloped. The Briar Street Theatre property will be redeveloped with 66 rental units, Torstenson Glass site at 3223 N. Sheffield may be redeveloped with 92 units. Klees reported that on September 20 SNA yard sale will be held. ELVN Oktoberfest at Murphy's Bleachers on Sept. 20 and the Cubs Oktoberfest at the Toyota Camry Lot Sept. 19-21, 2025. Advocate's Open House will be held the morning of Sept. 20th.

Planning & Zoning Committee Report: Marie Poppy stated that the items in her report were covered and addressed during the meeting. The permits for redevelopment of the northwest corner of Seminary (5 units) and Wolfram have not been issued yet.

Lake View East Chamber of Commerce: Isaac Troncoso included info on the 20th Annual Lakeview East Festival of the Arts in his Aldermanic report. Additional information is available in the LVECC Newsletter e-mail_newsletter@lakevieweast.com.

Chicago Cubs: Isaac Troncoso and Mroski included info on the 20th Annual 5K Race to Wrigley and the Cub's first Oktoberfest in their reports. Info can also be found in Cub's newsletter at neighbors@cubs.com.

Minutes of July 8, 2025: Klees made a motion to approve the minutes, Kathryn Massel seconded the motion. The minutes passed unanimously.

Old Business: None

New business: Members asked if there is anything that can be done about the condition of the public parkways. Kink and several members asked that the Alderman's office address ownership and maintenance of the parkways at the next meeting.

Adjournment: Chris Collins moved to adjourn the meeting, seconded by Marie Poppy. The meeting ended at 8:36 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 Sept. 9, 2025. **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 September 9, 2025. Officers Williams and Diaz from the 19th District CAPS office ran the meeting. Overall crime is down in the District in the areas of robberies, burglaries, homicides, and shootings. This trend continued from the past meeting. This summer,

Chicago had its lowest level of homicides since 1965. For the period from July 8 – September 9, 2025, Beat 1933 experienced drops in thefts (down 40% from 2024), vehicle thefts (down 58%), burglaries (down 14%), robberies (down 75%), and batteries (down 30%). Aggravated batteries increased 50% (from 2 in 2024 to 3 in 2025), including an incident on a CTA train where the offender thought some teens on their way to school were laughing at him so he sprayed them with pepper spray. Officer Diaz mentioned that CPD has noted an increase in pepper spray incidents recently. Fourteen arrests were made during the period. Also of note, vehicle thefts were primarily the result of drivers leaving their cars running unattended (delivery drivers) or thefts of parked cars (including Kia/Hyundai cars), rather than carjackings. Burglaries were primarily smash and grab crimes at commercial businesses. The one robbery during the period was an armed robbery of a retail business where the offender showed a handgun, took cash, and fled. The police are now on social media including Facebook, X (formerly Twitter), and Instagram. The next CAPS meeting is November 12, 2025 in person. 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. The 2026 meeting dates will be provided soon. 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, safer, and stronger community.

CLVN
C/O Mary Anderson
3107 N. Kenmore
Chicago, Illinois 60657