

## 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.

### **CAPS meeting**

The CAPS meeting will be in person on Sept. 9, 2025 at 6:30 p.m. in the Olson Auditorium at Advocate Illinois Masonic Hospital.

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### **CLVN Meeting**

Sept. 9 2025 at 7p.m. in person at the Olson Auditorium, Advocate Illinois Masonic Hospital.

**NEXT MEETING IN PERSON ON SEPTEMBER 9, 2025**

### Agenda for In Person Meeting on Sept. 9, 2025

1. Zoning request for 3039 N. Kenmore for RS3 to RT4-building 3 units with Type 1 Application. This will be the second presentation and a voting matter.
2. Zoning request for 3021 N. Racine to build a 2 unit condo to RM4.5 and rezone to RS3. This is a first presentation.
3. Update by Advocate Illinois Masonic Hospital.
4. President's Report-Marsalek
5. Approval of Minutes – July 8, 2025
6. Treasurer's Report-Kink
7. CLVN Planning and Zoning Report-Poppy
8. Government Reports-Aldermanic, State and Congress
9. LVECC Report - Martino
10. LVCC Report – Klees
11. New Business
12. Old Business
13. Adjournment

### **Up-Coming Events**

**RESCHEDULED OUTDOOR MOVIE OCT. 4 DUSK AT HAWTHORNE SCHOOL-THE BAD BUYS**

**WHAT HAPPENED LAST MONTH**  
**MINUTES FROM JULY 8, 2025 MEETING**

CLVN President, Diann Marsalek, called the meeting to order at 7:05 p.m. as the CAPS meeting ended at 7:03 p.m. Officers in attendance: Terry Diamond-Vice President, Mary Anderson-Corresponding Secretary, Jim Kink-Treasurer and Area Directors Dorothy Klees, Dorothy Mroski and Charles Wilcox. A quorum was present.

**Congressman Mike Quigley:** Quigley has worked in the area since 1982 and he is glad to be back home. He appreciates that the neighbors are engaged in the community. He sits on the Appropriation Committee which addresses transit/transportation and housing. He usually spend three month in D.C. He is encouraging individuals to be engaged and also to disengage from all the negative news. Much of the news is toxic and individuals should take a break from the negativity such as attending a Cubs game or take a walk. Individuals should volunteer at Nourishing Hope or places that can help others. He predicts times will be worse before they get better. Approximately 300,000 individuals will lose health insurance in Illinois. Nine rural hospitals will close, there will be cuts to the SNAP program which provides food to individuals, cuts for domestic violence victim funding and many more items. Next week there will be cuts to the budget for next year to pull back money for transit and housing. He will continue to provide services at his service office at 1925 N. Clybourn, Suite 402. His office can also assist with tours in D.C.

**Presentation on 3039 N. Kenmore for zoning from RS3 to RT4-building 3 units and Type 1 Application:** Zoning Attorney Nicole Lopetinsky, attorney from Sam Banks office, introduced the team of presenters. Mike Decker is the owner and Steve Besch is the architect. Currently, there are 5 units and the building is not in good shape. The prior owners are now deceased. The proposal is for 3 stories with 3 dwelling units and a 4 car garage. Currently, a 2 car garage is part of the property. This will be an elective Type 1 Zoning and the project after the permits are issued will be rezoned to RS3. The prices will be: duplex \$1.6 million, penthouse \$1.2 or \$1.3 million and the middle unit \$1Million. Each unit will have 3-4 bedrooms. The property is 1.5 lots. The current RS3 zoning would prevent three units from being built. Kenmore has mostly multi unit buildings and the new building would fit in with the other buildings. The building is currently a pre-existing non-confirming building. The owner may place a deck on the roof of the garage. The owner has worked on 454 W. Barry if neighbors want to see his other project. Marie Poppy was absent from the meeting so Terry Diamond presented on behalf of the CLVN Planning and Zoning Committee. The Committee believes the building will be a big improvement to the current existing building. The units are three/four bedrooms which could draw families that will stay and provide Stability. Type 1 Zoning in essence is seeing what the owner is going to construct. The Committee will recommend to approve the project. Anderson commented the property currently looks like a party house and it needs work. Marsalek indicated the CLVN By-Laws provide for a second presentation which will occur at the Sept. 9<sup>th</sup> meeting and a vote will be taken at this meeting.

**Presentation by Principal Hammaker of Tubman School:** Principal Hammaker has strived to make the safe school and to prove a great educational experience. She summarized the school's

growth and improvement last year. Reading proficiency increased by 20% with math grew by 2%. Math and reading went up to the 75% percentile in both reading (up 15%) and math (up 13%). There is also growth in the Individualized Education plans. CPS has evaluated the fine arts program at the school and it is now a model for other schools. The school integrates learning with fine arts. A musical is held every year at the school. The Friends of Tubman is also very active. The goal was to raise \$30,000.00 for the school and they raised \$75,000.00. The school hopes to invest in a new playground. The cost of a playground is \$750,000.00 to \$1 Million. Sen. Feigenholtz has committed to donating \$100,000.00. If you see or hear anything happening after hours at the school call 911 if it is a noise or police matter. Many people are using the school for pickle ball and playing basketball after hours and on weekends. The school has seen more families returning to the area and there are 47 children in the kindergarten class. The current enrollment has risen from 255 to 309 students with a capacity for 400 students. A classroom is being used as a lunchroom for children can leave their classroom for a period of time. The school also had many new comers which did not speak English as a first language so some scores went down due to a language barrier. The school expects the scores to rise. Prior to her arrival the school had 2 different principals which negatively impacted the school's performance and stability.

**Presentation by Lake View East Chamber of Commerce:** Maureen Martino reported the former Kaiser pet store on Belmont will be a pet spa. An adult spa opened at 1109 W. Belmont. Some stores on Belmont will be closing as new construction will occur just east of the Belmont el on the south side of the street. A donut store will be going in at 947 W. Wellington. The bar/restaurant on Oakdale and Sheffield is nearing completion of construction. Trader Todd's was sold to the manager and the owners have semi retired to Detroit to open a marina. Old Chicago Inn on Sheffield was sold and will be converted to a speak easy. No information on the former Leona's space. Cumin's has opened on Belmont. A development is coming to the former Torstenson Glass on Sheffield. No news on the future of Boned Inc. on Sheffield. There are many office spaces available for medical professionals or medical services in Lake View. CLVN has the lowest vacancy rate of the many of the Lake View areas.

**Presentation by Will McIntee and Kelly McGuire of the Chicago Cubs:** McIntee is the community relations representative assuming the role after Heather Way Kitzes left the Cubs to work for as non for profit. On July 19 there will be a game televised on national TV, Fox News, at 6:15 p.m. A Cubs game was rescheduled from June 18 to August 18 for a double header with games at 1:20 p.m. and 7:05 p.m. The Labor Day game will play at 3:05 p.m. There are 2 concerts remaining in July 26 and Aug. 28. The park will begin work on enhanced security measures including bollards. On July 21, 2025 there will be a puppy adoption with puppies from PAWS. The event starts at 10:30 a.m. and will occur on Gallagher Way. You can sign up for the newsletter at [neighbors@cubs.com](mailto:neighbors@cubs.com).

**Aldermanic Report:** Isaac Trancoso reported he addresses public safety, legislation, housing and zoning. The office follows court cases and encourages the community to volunteer as court advocates to attend court cases on behalf of the community. A case will be up next Tuesday in which an individual broke into an apartment and committed a battery while on parole. The Pride Parade went well. There were 39 arrests post parade in which 13 were felonies and 7 weapons were recovered. There were some pockets of activity on Barry and Clark and Clark and Wellington between 9 p.m. to 2.a.m. The businesses in this area were asked to close their lots so group activity could not occur. One business kept their lot open. Approximately 1000 police were in the area. All city agencies will meet next Thursday to do a post parade recap. A sexual assault was alleged to be reported and the Police have confirmed this did not occur. Bollards will be erected

around Wrigley with the Cubs and others paying for these safety measures. The Cubs will be responsible for the maintenance. A density ordinance is being considered to have more density in housing. Expansion of additional dwelling units ("ADU") pilot program is being considered to provide additional dwelling units and increase the number of affordable housing units. Some areas such as Beverly and Mt. Greenwood are opposed to the ordinance and do not want additional dwelling unit ordinance to their areas. A new community plan is being developed since the last plan is 19 years old. A development is planned 3039 N. Kenmore. There will be a Greenway Community meeting on July 9<sup>th</sup> at 6p.m. at Advocate. There is a debt relief program for tickets and fines offered by the City. This weekend is dine out on Broadway.

**President's Report:** Marsalek reported the corners are doing well and please water if you live near a corner. We ordered spring flower bulbs to plant in the fall. We need neighbors to attend the meeting on July 9 about proposed bike lanes on Wellington from Leavitt to the Lake. Aldermen Lawson and Waguespack need to hear from the community on this issue. The CLVN meetings for Sept. 9 and Nov. 11, 2025 will be in person at Advocate Illinois Masonic Hospital in the Olson Auditorium. The CAPS meetings will be on the same schedule as CLVN with meetings on Sept. 9 and Nov. 11, 2025. The Summer Movie will be held on August 10<sup>th</sup> at Hawthorne at dusk.

**Treasurer's Report:** Kink reported the treasury holds \$20,742.13. Income came from membership, donations, flower sale, wine tasting and movie sponsors. Expenses were to pay for the flowers and the movies. We have 88 memberships paid and had 91 memberships for 2024 so we are on target for memberships.

**Senator Feigenholtz Report:** No report.

**Planning & Zoning Committee Report:** Covered under 3039 N. Kenmore report in these minutes.

**Lake View Citizen's Council report:** Klees reported LVCC is holding a meeting on July 15 at 7p.m. at Replay, 3439 N. Halsted to elect officers and Board members. LVCC is requesting CLVN provide a second Board member to attend their meetings.

**Old Business:** Maitess Caamic of Advocate Illinois Masonic Hospital addressed the concerns from the last meeting about garbage on Barry due to the construction workers eating and not having a trash can to discard their trash. A trash can has been placed in the area. The new tower should open October 19, 2025 and tours will be provided of the new facility.

**Minutes of March 11 and May13:** Terry Diamond made a motion to approve the minutes which was seconded by Karen Gaus. The motion passed unanimously.

**New business:** Terry Diamond thanked the sponsors to the movies which are CLVN, WLVN, Ald. Lawson, Chicago Cubs, Sen. Feigenholtz, Rep. Williams and LVECC.

**Adjournment:** The meeting ended at 8:20 p.m.

**CAPS REPORT 19<sup>th</sup> 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](mailto:amin.jessani@chicagopolice.org). The CAPS Sergeant is Dean Angelo and his contact info is [dean.angelo@chicagopolice.org](mailto:dean.angelo@chicagopolice.org). The CAPS meeting was held July 8, 2025. The numbers were provided for post Pride arrests which included 39 arrests. Last year there were 53 arrests. 16 were felony arrests and 2 of the 16 felony arrests were juveniles. 8 adults were charged with aggravated battery, 7 guns were recovered and 23 arrests were processed for misdemeanor offenses. The police had a good presence this year for post parade. Attendees complimented the police for their work on the post parade and for making our area safe. Residents on Barry indicated they felt safe this year as measures were taken to keep large crowds from organizing post parade at Clark and Barry. The police had rolling closures based upon crowd size. There were three robberies since the last beat meeting: 3000 block of Halsted on May 13 at 11:22 a.m. which involved shoplifting with a knife, June 8 at 1:47 a.m. on 800 block of Belmont in which a purse was taken and the suspect fled on the train and June 30 at 6:42 p.m. 900 block of Belmont with sunglasses taken and the offender remained on the train. There were 7 robberies this time last year and only 1 since the last beat meeting. A burglary occurred on July 2 on the 3100 block of Clark at a pharmacy. An aggravated assault occurred on June 13 at 4:41 p.m. on the 1200 block of Wellington where the offender used a golf club. On June 29<sup>th</sup> at 5:09 p.m. on the 900 block of Belmont the offender threatened 2 passengers with box cutters and was pacing on the train. The offender was taken into police custody. Overall crime is down in the District in the areas of robberies, burglaries, homicides and shootings. The police are now on social media, facebook, twitter and instagram. The next CAPS meeting is Sept. 9, 2025 in person. You can also enroll in [www.smart911.com](http://www.smart911.com). 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). Gang and narcotics related calls can be made anonymously. 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 [centrallakeviewneighbors@gmail.com](mailto:centrallakeviewneighbors@gmail.com). Attend the CLVN meetings to build a better, safer and stronger community.

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