


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

 <p>Visit our web site at www.clvn.org</p>	<p style="text-align: center;"><u>Member Notices</u></p> <ol style="list-style-type: none"> 1. CLVN will be selling signs for \$2 to post to remind individuals to pick up after their pets. Send Marsalek an email if you want to purchase and the signs will be for sale at the meetings. 2. Remember to water the corner near your house to make our neighborhood look nice and colorful. 3. Volunteers are needed to work a beer tent at the LVCC music festival on August 22 and 23rd as a fundraiser for CLVN. 4. The CLVN block party will be held on Saturday August 29th and volunteers are needed.

**Membership Meetings held on the 2nd Thursday of each month (except August)
At Advocate Illinois Masonic Hospital on the 7th floor / Clarke Auditorium, 7:30 p.m.**

NEXT MEETING JULY 9, 2009

Come to the meeting to hear and vote upon the issue of upzoning and signage for the building that houses DSW Shoes at Halsted, Clark and Barry. We will also be voting on the proposed changes to the By-Laws.

Agenda for July 9, 2009

1. Presentation of Clark/ Halsted/Barry (NE corner-DSW Shoe building) for zoning change from B1 to B3 and the request for additional outdoor signage. These two items will be voting items.
2. Approval of May and June minutes
3. Voting on proposed By-Laws
4. LVCC Report-Marsalek
5. Treasurer's Report-Zenoff
6. CDDC Report-Diamond
7. Standing Committee Reports
8. President's Report/Announcements
9. CTA update-Tatro
10. New Business
11. Old Business
12. Adjournment

Up-Coming Events

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| 7-5 | Weisman Park Benefit Day at Jamba Juice. Purchase a drink at either Belmont or Diversey locations and mention Weisman Park. 20% of those sales to Weisman renovation. |
| 7-9 | CLVN meeting 7:30 p.m. |
| 7- 19 | Lake View Garden Walk. Weisman Park Advisory Council will have lemonade stands throughout the garden walk and all proceeds will go to the park renovation fund. |
| 7-19 | CLMA Garage Sale, 3211 N. Clark, noon-6 p.m.
Weisman Park Advisory Council Garage Sale on 1100 block of Wolfram noon-5 p.m. Items can be dropped off at St. Luke's 1500 W. Belmont M-Thus 10-3 until July 15. Contact mariepoppy@comcast.net |
| 8-4 | National Night Out |
| 8-13 | CAPS 7p.m (no CLVN meeting) |
| 8-22/23 | LVCC Music Fest noon -10p.m, Sheffield at Addison |
| 8-29 | CLVN Block Party on 1000 block of George noon- 8p.m. |

WHAT HAPPENED LAST MONTH

MINUTES FROM JUNE 11th MEETING:

CLVN President, Diann Marsalek called the meeting to order at 7:45 p.m. Officers in attendance: Terry Diamond-Vice President, Laura Kotelman-Recording Secretary, Christy Sinnott-Corresponding Secretary, Area Directors-Marie Poppy, Frank Nussbaum and Joe Ravelingen. Excused officers were Alan Zenoff-Treasurer, Area Directors-Aaron Harkin, Jeannie Sticher and Jim Masini. A quorum was present.

Advocate Hospital Update: Larry Wrobel, VP of Operations, introduced Susan Nordstrom-Lopez-President, Jack George-Lawyer, Greg Heiser-Architect and Troy Hogard-Primary Designer, as part of his team on the project. Wrobel presented an update on the Advocate Illinois Masonic Hospital's Planned Development. The presentation addressed the changes to the original plan presented.

1. **Set Backs for Barry Quad (North side of Barry):** The first floor along Barry will align with the north face of the Wilton II building which is set back five feet from the north property line. The Barry second and third floor face will project no greater than two feet into the five foot set back required for the architectural window expressions and cornice detail. The tower will be no closer than 97 feet from the north property line. (Note the second and third floors set back have been increased by 3 feet from what was originally presented).

From Barry Quad Condo Assoc. (east): There are several setbacks. There will be a 10 foot set back between the front of the building and the property line that extends back 26 feet. The balance of the first floor east side yard is planned for 6 feet 5 inches from the property lot line. The second and third floor will be set back 10 feet. AIMMC will provide landscaping and decorative lighting to soften the east setback/separation between the buildings. (Note: There was zero setback in the original plan, no landscaping or lighting).

2. **Mechanical Penthouse:** Barry Quadrangle residents expressed concerns with the placement of the mechanical penthouse on the east side of the third floor roof. The revised design moves it to the 4th floor and to the center part of the building. The new mechanicals will be totally enclosed in masonry reducing noise to 46 to 48 decibels. There will be no steam emanating from the penthouse.

3. **Height of the building and casting shadows in winter:** The building height was changed from 11 floors to 10 floors so it will be 11 feet shorter and lower than the height of the existing Barr Tower. The revised shadow study showed that the structure would not cast shadows into the backyard on Barry at 12 noon during the Winter Solstice. The shadows would hit the roof of the buildings on Barry instead. The current building on Wilton is 50 feet high. The proposed structure would be 45 feet tall. The linear element at the top of the main building is at 161 feet and contains fans, an elevator override and other mechanicals. This linear element over the penthouse was included in the second shadow study.

4. **Barry Building Design:** The revised plans addressed comments that the design was too modern, there was too much glass and it was not compatible with the architectural style of the neighborhood. The facade along Barry will have some faux windows or texture in the brick and the changes break up the visual of a wall of glass on Barry. The revised façade would agree with the character for the neighborhood. The design concepts will be refined with community input.

5. **Parking:** The hospital is not adding parking garages. Currently, there are a total of 1450 garage spaces; it operates at 85% capacity or 1232 spaces at peak periods. The parking plan would move medical services vehicles off the street onto bays within the campus. The plan is to vacate Wilton and create a park and that means loss of parking. The hospital continues to offer a community parking program during off hours. The hospital will allocate a minimum of 55 spaces to the community at a 20% discount off the average parking rate in the neighborhood in a hospital parking lot. The permitted parking times would be the same as now 5p.m. to 9a.m. and all weekend. This will provide the Barry Quad condo residents with continued parking at the level they have today and also help to replace space from Wilton. Other steps for parking will be outside the PD. That includes adding 383 permit parking signs from 6pm. to 6 a.m.; review what streets may have 24/7 383 permit parking and work with the CTA on the under el parking.

Alderman Tunney indicated that reverting to 24 hour zone parking may take up to three months. It requires a larger plan of the overall impact to parking and would likely involve looking at parking from Diversey to Belmont and Halsted to Sheffield. CLVN Planning and Zoning Committee is reviewing a parking plan to review with the Alderman. (Please see attached ballot on Community Parking Provisions).

6. **Zoning Sunset Clause/Neighborhood Protection Clause:** The APD is valid for up to a total of 7 years. (Six years and one year extension if requested). If, after that time the hospital does not move forward with this project than the zoning on the property within Sub-area C shall automatically revert to the underlying zoning of the property RM4.5 Residential Multi-Use District, except for the portion bounded by Barry/Wilton/Nelson; which shall revert back to B1-3 neighborhood shopping district. In addition the size of the new pavilion to be built in Sub-area C will be 393,839 SF. This is consistent with the deletion of one floor from the original plan. Future additions in Sub-area C are to be presented to the Community before the plans are finalized.

The hospital reiterated that the plan is a replacement facility and is not adding more capacity nor additional services. The purpose of the plan is to replace semi private rooms with private rooms and use modern technology. The old space will be renovated and turned into other uses. Some of the older Structures will be demolished.

Vote on the Amended Planned Development

Diamond indicated there was an error in adjusting the FAR when the one story came off. The FAR will have to be changed on the ballot and there will have to be a side agreement regarding parking some time before the Zoning Committee. Poppy made a motion to amend the ballot regarding the FAR and it was seconded and passed on voice vote. (See attached ballot with current information). Poppy and Diamond reported for the CLVN P & Z Committee and explained that members were voting on a recommendation to the Alderman on the proposed amendment to the Planned Development with the modifications as shown on the ballot, with the exception that it would be included in the revised APD. There will be a Plan Commission hearing on the Planned Development on June 18th at City Hall at 1p.m. The result of the CLVN vote will be read into the record at that hearing as well as providing a copy of our ballot with the agreed to changes. The next step after the Plan Commission hearing will be for the matter to go to City Council's Zoning Committee for a hearing on July 16th at 10 a.m. Finally, the matter will go to City Council and will be published as a part of the public record. Several years will likely pass and when the hospital applies for construction permits, the

Zoning Dept. will look to see if the plans meet what was passed by the City Council.

There is still work to be done on the part of CLVN even after the vote. The current amended planned development needs to be modified. Covenants and side letter of agreement will also need to be drafted and executed. These documents will include the minimum 55 parking spaces allocated for the community use. Setbacks will need to become a part of the APD document.

The result of the election was read by Marsalek: 25 in favor and 16 against.

Presentation by Bernard Cintron for upzoning to B3 and signage at the northeast corner of Barry, Clark and Halsted: The current space which formerly housed Linens and Things is 27,000 square feet. The existing zone only allows for 25,000 square feet. The owner of the property wants to seek an upzoning from B1 to B3 to allow for the 27,000 square feet so a larger tenant can assume the space. The owner is looking for a tenant which could include a grocery store if the space will be 27,000 square feet. The owner also wants to increase the outdoor signage by the existing elevator from 14 x 24 to 14 x 48. The sign will not be lighted. Citron will bring a sample of the material of the signage to the next meeting as this item will require two presentations prior to a vote as per the CLVN By-Laws. The material is not translucent and is perforated. Marsalek indicated that Citron had made a presentation to Triangle Neighbors and they approved the upzoning. There was a concern for the size of the signage. Marsalek invited Citron to come to CLVN to make the presentation. South East Lake View Neighbors may want Cintron to present to them as this corner covers three neighborhood groups.

Report on meeting with the City and Union Bar, 2858 N. Halsted: Marsalek reported that she attending the meeting with other CLVN members and Alderman Tunney. The Union has agreed to 16 steps they must take by the next meeting on August 13th. A representative of the Union attended the CAPS and CLVN meeting tonight. Marsalek was hopeful that communication will be ongoing between the Union, CLVN and Ald. Tunney. Due to the time of the meeting, Marsalek indicated she will send out more information in an email on the meeting and the steps they are to take.

Approval of Minutes: Tabled to the July meeting.

LVCC Report: Tabled to the July meeting.

Treasurer's Report: Tabled to the July meeting.

Alderman's Report: Tabled to the July meeting.

CDDC Report: Tabled to the July meeting.

Announcements: Tabled to the July meeting.

Committee Reports:

Beautification: Tabled to the July meeting.

By-Laws: Tabled to the July meeting.

Weisman Park Advisory Council: Tabled to the July meeting.

CTA Report: Tabled to the July meeting.

New Business: Tabled to the July meeting.

Old Business: Tabled to the July meeting.

Adjournment: The meeting adjourned at 9:30 p.m.

CAPS REPORT 19th District - Beat 1932 (boundary - Diversey to Belmont between Lincoln & Clark):

The Mix Bar is closed and it is anticipated it will be closed for months. There was a meeting on June 11th with the Chicago Department of Business Licensing and Affairs. The next meeting is August 13th and they have entered into a plan to take steps by the next meeting. The crime statistics were reviewed and the following crimes were up- criminal damage to property and theft. The owners of Dunkin Donuts at Belmont and Clark reported problems at the property after 10 p.m. including nightly fights in the parking lot. The police are looking at Belmont due to the congestion and other issues. The manager of Starbucks also raised a concern for the activities on Belmont. The police indicated that all businesses and residents should call the police for service when there is a problem. The parties at 1020 W. Wellington have ceased. A concern was raised for 2956 N. Sheffield to secure the property to avoid squatters. A concern was raised for individuals loitering near the VIC. Another individual wants to see the security including the dogs with security at the Belmont el. The CAPS staff will seek to have the CTA attend the next CAPS meeting. The police suggested the owner hire private security for the property. 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. The next CAPS meeting will be held on August 13, 2009 at 7:00 p.m. at Advocate Illinois Masonic Hospital, Clarke Auditorium, 7th Floor. The 19th District CAPS phone number is 312-744-5574.

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 Diann Marsalek at Marsalek@urbancom.net.

C/O Diann Marsalek
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