


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

 <p>Visit our web site at <a href="http://www.clvn.org">www.clvn.org</a></p>	<p style="text-align: center;"><b><u>Member Notices</u></b></p> <ol style="list-style-type: none"> <li>1. Purchase flowers and plants from CLVN. The order form is on the website and due May 2, 2009. Pick up of the items is May 9th.</li> <li>2. Jewel Shop and Share Days are May 18, 19 &amp; 20. Shop at any Jewel or Osco on these days and present the slip and 15% of the sales will go to the Weisman Park Renovation Fund.</li> <li>3. Attend the outdoor summer movie at Hawthorne School at School and Seminary on June 7<sup>th</sup> with cartoons before the movie at dusk. Refreshments will be sold at the movie with proceeds to the Weisman Park Renovation Fund.</li> </ol>

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

**NEXT MEETING MAY 14, 2009**

Come and hear the second presentation by Advocate Illinois Masonic on their response to the neighbors issues with their planned development.

**Agenda for May 14, 2009**

1. Update/ Presentation by Advocate in response to neighbors concerns with proposed planned development
2. Approval of April Minutes
3. LVCC Report-Marsalek/Sticher
4. Treasurer's Report-Zenoff
5. CDDC Report-Poppy
6. Weisman Park Advisory Council report-Poppy
7. Standing Committee Reports- By-Laws committee update and vote of proposed changes
8. President's Report/Announcements
9. CTA update-Tatro
10. New Business
11. Old Business
12. Adjournment

**Up-Coming Events**

- |               |                                                                                                                                                                       |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5-2           | Pre-Sale Flower Orders Due                                                                                                                                            |
| 5-9           | Flower Pick Up at Agassiz School, 2851 N. Seminary 10-12                                                                                                              |
| 5-18          | LVCC Annual Meeting and election-St. Luke's, 1500 W. Belmont 6-8 p.m./Free health screenings by Advocate and Resurrection St. Joseph Hospitals                        |
| 5-18, 19 & 20 | Jewel Shop and Share Days for Weisman Park. The promotional slips will be emailed.                                                                                    |
| 6-7           | Outdoor Movie at Hawthorne School at Dusk (rain date 6-14) Refreshments will be sold by the Weisman Park Advisory Council with proceeds for the park renovation fund. |

**WHAT HAPPENED LAST MONTH**

**MINUTES FROM APRIL 9th MEETING:**

CLVN President, Diann Marsalek called the meeting to order at 7:40 p.m. Officers in attendance: Terry Diamond-Vice-President, Laura Kotelman-Recording Secretary, Christy Sinnott, Corresponding Secretary, Alan Zenoff-Treasurer, Area Directors-Marie Poppy, Jim Masini, Joe Ravelingeen, Frank Nussbaum and Jeannie Sticher. Excused officer was Aaron Harkin-Area Director. A quorum was present.

**Presentation for an incidental liquor license at 2954 N. Sheffield:** Michael Kornick of DMK Burger Bar at 2954 N. Sheffield made a second presentation to CLVN. DMK Burger Bar will be a casual neighborhood restaurant specializing in high quality chef-driven burgers at a reasonable price including tall-grass fed beef, organic turkey and bison, salads, etc. All burgers will be \$8. There will be table service with wait staff and a bartender. All employees go through Basset serve safe training on liquor service and when to stop serving patrons. Carry out will be available and they will offer deliver and pick up via green cars or bikes. Families with children are permitted and there will be a kids

burger, mac and cheese and dessert items that will appeal to kids and adults. The hours will be 11 am to 12 midnight daily. The hours may be adjusted in the future according to customer demand.

They seek to have liquor license incidental to food which means that they can only serve alcohol while serving food and when kitchen closes, then restaurants closes within the hour. They will have artisanal draft beers, 12 bottled beers, custom crush wines wine and a limited amount of liquors as well as special sodas. They will offer specialty cocktails and drink "mixology" which is chic and interesting. They originally planned to open by the end of May however construction and delivery of the property is stalled.

Mr. Kornick clarified that the answer to the question regarding revenue on food versus liquor. From a sales profit standpoint, beverages represent a larger profit center due to preparation costs and spoilage issues. He clarified that the goal of the business is to find a way to enter the burger industry from a culinary standpoint and the want to create gourmet chef driven hamburgers while serving artisanal beers, custom crush wines and a limited amount of spirits. They have a pending application for a valet loading zone on Wellington with Chicago Valet \$5 to \$7. Some members indicated that valet parking is probably not needed. Ald. Tunney discussed the chef's reputation which included 20 years of experience and that he is serious about food. Ald. Tunney indicated that a liquor license is crucial for any restaurant serving dinner. Three favorable comments were received by CLVN. Joe Ravelingeen read a letter that was sent to the liquor commission with concerns that liquor would be the primary source of revenue for the establishment and indicated that the destructive acts of intoxicated pedestrians are not a priority for the police. A motion was made by Alan Zenoff and seconded by Jeannie Sticher to approve an incidental liquor licenses the DMK Burger Bar. The result of the vote was 27 for, 6 opposed and one abstention. Mr. Kornick thanked the attendees and indicated that if there is any trouble, neighbors can call him.

#### **Presentation by Advocate Illinois Masonic Hospital for their Planned Development:**

Larry Wrobel, VP of Operations, introduced Susan Nordstrom-Lopez-President, Jack George-Zoning 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 five main areas of concern to the community:

1. The building side yard setback from the Barry Quadrangle: The original design had a five-foot side yard setback. There will now be a 10 foot side yard setback. This issue was addressed by modifying the footprint of the entire building. The revised plan takes five feet off the east side for a 26 foot span from the property line south and also a ten-foot reduction in the front of the building. This combination will allow for a 10 foot side yard setback from the curb to the rear of the building. Additional decorative lighting and limited landscaping will also be added to soften the edges between the buildings.
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 quieter than current outdoor equipment and will be totally enclosed in masonry.
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 14 feet lower then originally presented and the new pavilion will now be lower than the Barr Tower.
4. Design of Building Façade on Barry: The revised plans addressed the community concerns that the design was too modern, there was too much glass and it was not compatible with the architectural style of the neighborhood. While the renderings presented by the hospital are not final, the facade along Barry will have some faux windows, texture in the brick and changes of style of the building to break up the visual appearance on Barry.
5. Parking: This is a remaining issue. The hospital would like to create a medical campus and add more green space in the community. They plan is to vacate Wilton and create a park. This plan would mean a loss of 24 street parking spaces. The question from the hospital was "Does the community want green space or parking"? The residents of the Barry Quad asked if the park on Wilton could be flipped to be on the east side of the new medical building and have the hospital build the new building over Wilton. The hospital responded via Larry Wrobel that it would require the hospital to move all the underground mechanicals, sewer, gas and water which would be cost prohibitive to do and the new pavilion would not line up with the existing structure. Also, this does not solve the community parking issue. The hospital does have parking available in their parking structures and it will continue to make it available to the community at market rate. (About \$150 per month). Wrobel indicated the community as a whole needs to decide the fate of Wilton. When the CTA construction is done neighbors may have an opportunity to lease space under the El tracks.

Other/New Concerns: The hospital has filed an application for the Planned Development and met with Dept. of Planning, Dept of Transportation and the Mayors Office of Persons with Disabilities. They will change the zoning from C zoning to R zoning and the land would revert to RM-6 as the underlying zoning. A 3.8 FAR is needed so the zoning needs to be RM-6. The current sunset clause is the last provision in a Planned Development and indicates the zoning that the land would revert to if the project does not proceed. The issue was raised about the level of R zoning in the sunset provision of the PD should the development not proceed. The request was made that it should revert the land back to what it is now R4.5 vs. the RM6. The concern over the RM6 zoning is there is no height requirement and it makes this entire parcel out of scale with everything else in Central Lakeview. The hospital's zoning attorney said they would review this with the City. There was a question about pushing the footprint off Barry back toward Nelson. The hospital indicated they will need the space on Nelson for a turn around making that change impossible. It was suggested to move the emergency drop off under the building or cantilever the building over it. The hospital representatives indicated the current proposal is the most effective use of the space and cost. Nelson will have 2-way traffic and all hospital campus traffic will be routed to Nelson making it the main entrance to the campus. All emergency traffic from the perimeter and has been internalized under the plan. In regard to a question about designated smoking areas, the hospital is a non-smoking campus so there will not be any. Construction would not likely begin until the capital markets improve. Advocate must pull building permit within 7 years under the Planned Development provisions. They are not sure when it will be, but it will happen before 2016. Jim Simonian of 920 W.

Oakdale and the Lakeview Action Coalition raised concern about what the hospital is doing for the underinsured and uninsured. Susan Nordstrom-Lopez indicated that the hospital provides primary care and general clinics for the community.

On April 22, 2009, representatives of Advocate Illinois Masonic Hospital will make a similar presentation at CDDC. The meeting will be held at Ann Sather's from 6:30 pm to 8 pm. On April 29, 2009, representatives of Advocate Illinois Masonic Hospital will meet with the CLVN Planning & Zoning Committee. The CLVN vote on the proposed Planned Development will take place at the May or June meeting. Notice will be provided by CLVN prior to any vote on this issue.

**Approval of Minutes:** Tabled to the May meeting.

**LVCC Report:** Tabled to the May meeting.

**Treasurer's Report:** Tabled to the May meeting.

**Alderman's Report:** No alderman's report at the April Meeting.

**CDDC Report:** Tabled to the May meeting.

**Announcements:** Marsalek reported CLVN's Wine tasting will be held on Sunday April 26, 2009 from 2-5 p.m. at Kirkwood. The cost will be \$10 for members, \$20 for non-members and raffle tickets will be sold. The proceeds will be split between CLVN and Weisman Park Advisory Council. Marsalek encouraged members to attend and bring guests. We also have great raffle prizes and hope members would buy tickets to support this event. CLVN's Flower Sale will occur on May 9, 2009 at Agassiz School, 2851 N. Seminary. We will only be selling pre-orders and the order forms are due to Marsalek by May 2, 2009. All orders will be picked up on May 9<sup>th</sup> at the school from 10-noon.

**Committee Reports:** Tabled to the May meeting.

**CTA Report:** Tabled to the May meeting.

**New Business:** Tabled to the May meeting.

**Old Business:** Tabled to the May meeting.

**Adjournment:** The meeting adjourned at 9:24 p.m.

**CAPS REPORT 19<sup>th</sup> District - Beat 1932** (boundary - Diversey to Belmont between Lincoln & Clark):  
Discussion at the April meeting included

The police reminded members to lock doors, garages, windows and cars in the summer months to prevent crime. The police encouraged individuals to sign up for emails on crime alerts and other information on for the area. A meeting will be held on June 11<sup>th</sup> concerning the operation of the Union Tavern and more details will follow. A concern was raised about individuals loitering at Pets-Mart on Halsted and the police will check on this issue. The next CAPS meeting will be held on June 11, 2009 at 7:00 p.m. at Advocate Illinois Masonic Hospital, Clarke Auditorium, 7th Floor. The 19<sup>th</sup> District CAPS phone number is 312-744-5574.

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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 Jeannie Sticher at [beaglejs@aol.com](mailto:beaglejs@aol.com)

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