

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



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### Member Notice

1. Bring non perishable items of food or money to the CLVN meeting. Items will be donated to the Lake View Pantry.
2. The 2009 dues were due January 1, 2009. You can pay your dues at the meeting or mail to CLVN 1108 W. Wellington. Election of CLVN officers will occur on March 12, 2009 and you must have your dues paid by February 12, 2009 to be eligible to vote.
3. Please remember to shovel your sidewalk. Snow that falls after 4 p.m. must be removed before 10 a.m. Snow that falls before 4 p.m. must be removed within three hours. To report, neglected sidewalks, call 311.

**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, 7:30p.m.**

### **NEXT MEETING February 12, 2009**

**Come to hear and meet the new Commander of the 19<sup>th</sup> District-John Kenny. The By-Laws Committee will present proposed changes to the CLVN By-Laws. Members will have a period of time to offer changes or comments prior to any vote. The Nominating Committee will offer a list of names of candidates for CLVN offices for the March 12 election of officers. The Planning and Zoning Committee will update the status of the Planned Development for Advocate. (Voting on this issue is tabled until further notice).**

### **Agenda for February 12, 2009**

1. Presentation by Commander Kenny of the 19<sup>th</sup> District
2. Approval of December & January Minutes
3. LVCC Report-Jackson/Sticher/Marsalek
4. Treasurer's Report-Tatro
5. CDDC Report-Poppy
6. Standing Committee Reports- Planning and Zoning, By-Laws, Nominating
7. President's Report/Announcements
8. CTA update-Tatro
9. New Business
10. Old Business
11. Adjournment

### **Up-Coming Events**

- |      |   |
|------|---|
| 1-26 | Personal Safety Seminar 7p.m. Sheil Park  |
| 1-27 | Public Forum on Art work for Belmont "EI" 6 pm at Ann Sather's                      |
| 2-12 | CAPS meeting 7p.m. Clark Auditorium   |
| 2-12 | CLVN meeting 7:30   |
| 2-23 | LVCC Candidates Forum 7p.m., 1500 W. Belmont for vacated Emanuel Congressional seat |

## WHAT HAPPENED LAST MONTH

### DRAFT MINUTES FROM JANUARY 8th MEETING:

In the absence of the President, CLVN Vice-President, Terry Diamond called the meeting to order at 7:50 p.m. Officers in attendance: Laura Kotelman-Recording Secretary, Area Directors-Marie Poppy, Frank Nussbaum, Jeannie Sticher, Jim Masini and Aaron Harkin. Excused officers were Diann Marsalek-President, James Bail-Corresponding Secretary, Norb Tatro-Treasurer. A quorum was present.

#### **Second Presentation by Larry Wrobel of Advocate Illinois Masonic Hospital on the Planned**

**Development and request for letter of support:** Wrobel introduced Susan Lopez, President, Rev. Dee Brown-Daniels, Vice President for Mission and Spiritual Care, and Greg Heiser, Technical Expert and Architect. Wrobel made a short second presentation regarding their Planned Development ("PD"). Wrobel has been to CLVN several times over the past couple of years to present information on the acquisition of Inter America School property and plans to amend their current PD and property development. The hospital has buildings on the campus that range in age from 1903-1976. They would like to move forward with the Planned Development by presenting their plans and application to the Zoning Department in early 2009. They are seeking community support to bring with them when they make their application. The primary goal of the hospital is to increase the number of private beds from 11% to 51% and reduce the number of shared rooms to meet standards of care for hospitals. The PD would also improve standards of care, by upgrading technology, surgery, ICU and post-op located close to one another, upgrade ER and Trauma center, improve operational facilities such as sprinklers / life safety, house services in one designated area instead of currently being scattered on the campus and increase the flow of the campus. No administrative offices are part of this plan in this building. The proposed new building would be designed in step construction.

The Barry Street facing side would have three buildings built to the height of the residential homes across the street about 56ft from the curb and 49 feet in height. The Barry's side current design proposal is primarily glass that is opaque. A green roof would be located on the 4<sup>th</sup> floor and the exterior land on Barry would be landscaped. Neighbors expressed concerned once again the design of so much glass on the facade might be an issue of glare and not blend in with the residential character of Barry. (See below for discussion on proposed Barry building façade.) Larry Wrobel stated these pictures were only renderings and would be subject to further community review. They do, however, want to keep a design that is similar to the design of the hospital today. The first three floors of front building will be the emergency room, labor/ob /gyn, and surgery. Floors 4-11 would be 159 feet in height (11 stories) and contain ICU (4<sup>th</sup> floor), medical/ surgical (5<sup>th</sup> and 6<sup>th</sup> floors) mechanical 7th floor and single room patient beds (8, 9, 10 11). The building would be LEED certified to meet environmental requirements. The back pavilion tower will be two stories higher than the tower directly to the east of the pavilion. The FAR (floor area ratio) for the entire new building will be 3.8.

Consultant firms were hired to do a study on circulation and traffic flows. The hospital is proposing to close Wilton and convert that area into a landscaped park and help them also achieve another goal of making the hospital feel more like a campus park setting than a group of detached buildings. Residents voiced their concerns again about the loss of parking on Wilton. Also, more landscaping will be done on Barry and Nelson sides of the proposed new building. The emergency room will be moved to the Nelson side and the staging area now on Wellington will be relocated to enter on Nelson into an interior staging area. A parking study was done and found that of the 1,400 parking spaces available in their garages approximately 70-85% were being used. Since, there will be no increase in the number of beds the hospital does not expect an increase in parking needs. Wrobel reported that under the planned development, Wilton will lose 24 parking spaces, but 8 new spaces will be added on Barry and 8 spaces will be added back to Wellington, for a net loss of 8 spaces on the street. The hospital will continue to offer the opportunity for the area residents to park in the Halsted parking garage between 5 pm and 9 am and on the weekend at rates significantly below market. One Barry resident claimed that the loss of parking was far greater than 8 and wanted to discuss other solutions.

Neighbors who live on Barry and were present at the meeting voiced concerns again about the glass front of the proposed building. A sample of spandrel and vision glass was presented. Spandrel glass is opaque and light does not pass through and vision glass will be tinted to minimize light diffusion. The 3-4 floors facing Barry will likely not be lit at night since some of this area will be used as office space and imaging which will not be open at night. The neighbors at a prior meeting asked the hospital to consider changing the glass into masonry to fit in with the community and asked for a light/shadow study for the proposed structure. Wrobel reported that the building design proposal would have 70% masonry and spandrel glass and 30% vision glass. Wrobel presented the results of the shadow study which showed the shadows at noon for each of the four seasons; stating it would not be much different than from what exists today.

Barry Neighbors were concerned of the noise level from mechanical areas on the 4<sup>th</sup> and 11<sup>th</sup> floors. Wrobel reported the noise level on the roof would be 58 decibels or the sound of a car going down a street. The sound at street level would be 40 to 50 decibel or the equivalent to a conversation in an office setting. Wrobel reported that the mechanicals will be enclosed in indoor space and it is located on the 3<sup>rd</sup> floor roof in order to provide the energy efficiency necessary to become LEED certified. Barry condo neighbors voiced concern that the air out take/ mechanical is only 5 ft from their building and would like to see it relocated.

Neighbors inquired as to the status of the parking lot now located on Sheffield and Wellington. Wrobel told the group if the PD is approved then the hospital would place the lot for sale. The hospital would hold onto the land until the status of the PD is decided. Alderman Tunney has informed the hospital he would like to see the land sold and developed into mixed use (B3-2) to improve Sheffield with retail on the first floor. Other residents were concerned that parking meters would be relocated further east along Barry and Wrobel suggested this was an issue to address with Alderman Tunney.

There was a question regarding more use of underground space. Bennett Lawson from Alderman Tunney's office indicated that due to the water table in this part of Lakeview that is not a viable option.

There was a request to shift the building footprint to the west using the vacated Wilton Street rather than putting the building along the lot line on the east side. Poppy, Lawson and Wrobel indicated that there are City utilities under the street that the City will not move due to prohibitive costs including sewer, fiber optics and other essential services. The Barry residents want to know what was there and the cost to remove them. As an alternative, residents of the Barry Quad requested that the building be shifted a few feet or have a notch out where it abuts the lot line. Poppy asked Larry Wrobel, if the Barry Condo residents would have an easement onto the side yard set back. He responded no, as there was a fence there now and residents seem to have no issue of getting out of their building from the rear entry.

There were some questions regarding construction traffic and staging. The hospital did not have information on specific logistics yet. The PD process would take 12-18 months to move through the City approval process and then the hospital would seek an internal process for capital funding. It could take several years for the project to be completed which will likely be after 2014. Diamond indicated that the Planning Commission will send notices of the public hearing to all residents within 250 feet of the construction project; the community will have further opportunities to address the Planning Commission directly on the proposed plans.

Diamond explained that CLVN approval of the Planned Development does not mean approval of the specific design. CLVN would be approving the envelope, landscaping, type of glass, FAR, height, set back, air circulation and parking. The hospital must ask the City for approval of a Planned Development because the area is larger than 2 acres and is an institution. The hospital is located on Planned Development 50. They will ask to expand PD 50 to include the former Inter-American school property and the Wilton building. Also there are many opportunities for public input throughout the process including before CLVN, CDDC, The Chicago Plan Commission, The City Council's Zoning Committee and City Council. The hospital came to the community first and then will file their Planned Development Application with the Chicago Plan Commission which will consider traffic, height, etc.

The matter has been referred to the CLVN Planning and Zoning Committee for review and this committee will make a recommendation to the membership prior to a vote on this subject. CLVN Planning and Zoning Committee will craft the ballot question so it is clear what residents are voting on and elements that are not included in the PD for the CLVN meeting vote. Members eligible to vote must have their dues paid thirty (30) days prior to the vote. Diamond indicated that the Planning Commission will hold a public meeting after the hospital files the required documents for the Planned Development.

In response to a residents' concern that the green space on Nelson did not help with a play lot for children, Marie Poppy stated the hospital's further commitment to green space in the community and support of the Weisman Park Advisory Council plans for the renovation of Weisman Park. She stated that the hospital met with her and Ald. Tunney in December and committed to provide a matching fund up to \$250,000. Poppy informed the group this is a generous donation and is a significant infusion into the fund raising and will help better the community. The total cost for the renovation of the park is \$750,000 and the community will need to raise a total of \$500,000. With the hospitals support, another \$250,000 will need to come from the community, fund raising and grants. The balance of the funding or 1/3 of the project \$250,000 will be matched by the Chicago Park District. Poppy indicated the target date for the renovation is 2010/2011.

**Adjournment:** Frank Nussbaum moved to adjourn. The motion was seconded by Jim Masini. The meeting adjourned at 9:38 pm.

**The following have all been tabled to February.**

**Approval of Minutes**

**LVCC Report:**

**Treasurer's Report:**

**Alderman's Report:**

**CDDC Report:**

**Announcements:**

**By-Laws Committee:**

**Weisman Park Report:**

**CTA Report:**

**New Business:**

**Old Business:**

**Adjournment:** The meeting adjourned at 9:45 p.m.

**\*\*\*Due to time restraints of the meeting the Nominating Committee was not named at the meeting. The proposed members are Jackie Price, Karen Gaus, Jim Masini, Matthew Shrake and Joe Ravelingeen. These members will seek candidates for office and present a slate of candidates at the Feb. 12<sup>th</sup> meeting. The election of officers will be held on March 12<sup>th</sup>. The members of this committee were approved by the CLVN executive board.**

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

There was no CAPS meeting in January. The next CAPS meeting will be held on February 12, 2009 at 7:00 p.m. at Advocate Illinois Masonic Hospital, Clarke Auditorium, and 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)