



February, 2015 Newsletter

A few words from our President:

Greetings South Lakeview Neighbors,

Is there anything better in the bleakness of February than an election? While the mayoral candidates are taking up all the oxygen, we have significant local issues here in South Lakeview and we have the opportunity to meet the two candidates for Alderman in the 32nd ward. Empty storefronts, crime, broken streets, graffiti, rats and broader issues of budgets, pensions, taxes and TIFs: All are a challenge in South Lakeview. Please come out for the forum and bring your friends and neighbors.

Meantime, we're tracking rumors and looking for facts on what will be going in where Muskie's was on Lincoln and George, keeping our eyes on the northeast corner of Lincoln and Ashland, and are getting psyched about a bike race through the middle of the neighborhood. Follow along with us on our Facebook page; search for South Lakeview Neighbors.

Be of good cheer. The sun is coming up earlier and setting later every day and the Cubs are still in contention.

Steve Stern

Meeting Preview

Athenaeum Theater

2936 N. Southport

7:00PM - Doors open

7:30PM - Meeting begins

AGENDA

1. Lakeview Bike Race info
2. Hello from Mirador
3. Aldermanic Candidate Forum

Bike Race - Intelligentsia Cup (Summer 2015)

Michael Salvatore of Heritage Bicycles, 2959 N. Lincoln Ave. will present an idea of hosting a bike race in the Lakeview area. The Intelligentsia Cup Series is an all-day competitive cycling event of up to 10 races lasting 30 minutes to 1.5 hours. The proposed racecourse will be along Lincoln, Southport, Barry and George St. Mr. Salvatore will present more detailed information at the February meeting regarding the race and street closures that would be required.

Hello from Mirador

The owners of the new restaurant, Mirador, will tell us a little about their new restaurant in the former Bentley's space.

1505 West Oakdale Avenue,
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<http://slneighbors.org>

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President: president@slneighbors.org

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Aldermanic Candidate Forum

SLN will be holding its 4th Aldermanic Candidate forum in order for the SLN residents to meet the candidates face to face. The candidates are:

Alderman Scott Waguespack

(www.scottforchicago.com).

Running for his 3rd term. A member of the Progressive Caucus of several independent Aldermen working to bring new levels of transparency to city government.

vs.

Ms. Elise Doody-Jones

(www.facebook/friendsofelisedoody-jones)

Former treasurer of an independent Democratic organization started by 1st Ward Alderman Joe Moreno. Also a former owner of a small day-care center. Currently living in Logan Square but will move to the 32nd Ward if elected.

The Aldermanic Forum format will include an introductory speech by both candidates followed by questions from the membership.

If you want to submit a question in advance that you would like answered, please submit the question to SLN's email address at :

info@slnneighbors.org.

SOUTH LAKEVIEW NEIGHBORS ACTIVITIES

JANUARY 6, 2015 SPECIAL ZONING MEETING :

1424 W. Diversey Parkway

SLN called a Special "One Issue" Meeting during our normal Holiday break to address the zoning change for the above mentioned Project. In attendance were the current property owner, the developer and their attorney and architect, SLN membership meeting regulars and a contingent of homeowners from 1400-1500 Wolfram and 1400-1500 Diversey (area was flyered by SLN) with their 80 signature petition opposing the Project which was sent to Alderman Waguespack's office.

SLN's Neighborhood Development and Review Committee (NDRC), who reviewed the plans, was represented by Diane Galiej. Ms. Galiej gave a brief overview of the Overlay District developed in the 1990's, restricting multi-unit buildings from being built in the area bounded on the west by the alley behind Ashland Ave., Lincoln/Barry and Southport/Diversey and the revision of the Overlay in 2008 for 1400-1500 Diversey to allow RS-4 zoning (these overriding issues will be described later in this article).

The Developer presented the Project. Under the current RS-3.5 zoning, a single family house or a 2 unit condo or rental building 35 feet tall could be built. The Developer is requesting a zoning upgrade to RS-4.0 in order to build a 3 level condo building that would be 38 feet tall. The plan is for two, two-floor duplexes. Unit #1 is basement and 1st floor and Unit #2 is 2nd and 3rd floors. The design is modern with brick on the sides and back and glass and hardwood in the front. There will be normal set-backs on all



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sides. The garage will go lot-line to lot-line. The garage is designed to store the garbage cans. The roof will have a partial deck in the back and have a bump-up for access to the roof deck. The City of Chicago has imposed a moratorium on garage decks at this time.

The Developer believes that the duplex design with more living square footage and bedrooms under RS-4.0 would better attract a more family-type purchaser. The Developer felt that the market for building a 2 unit condo is very saturated and would probably turn into a condo that would be rented out as an investment. The Developer believes a single-family house on Diversey is not a good project at this time. Ms. Galiej announced that the NDRC, during the review process, persuaded the Developer to remove some of the original front and roof decks, back decks and agree that garbage cans be placed in the garage. The Developer has agreed to sign a "restrictive covenant" that he will build the project as presented. Ms. Galiej informed the meeting the NDRC voted to endorse the revised Project.

The floor was opened for questions & comments. Representatives from the 1400-1500 Wolfram area opposed the Project. They cited a 3 unit development at 1430 W. Diversey that they felt has had a disastrous impact on the neighborhood. That development included 3 parking spaces and space in the garage for trash cans. However, the trash cans are not being kept in the garage and are now lined up on the Wolfram side of the alley. They felt there has been an increase in rats as a result. In addition, the bump of the roof for access eliminated or diminished several neighbor's city views. In addition, the increased density affected available street parking. The representatives felt that this zoning change would set the stage for a dangerous precedent of

additional zoning changes that would negatively impact the neighborhood.

The Developer noted the issues but confirmed that they could build a similar Project, which would be only 3 feet shorter and which would probably not attract families as it would have less square footage. The NDRC noted that all future zoning requests will be referred by the Alderman to be reviewed on a case-by-case basis, insuring more quality developments.

**A hand vote was taken.
Do you support the proposed zoning change and Project as presented?
YES-24, NO-15.**

A suggestion was made from the floor that only the people who live near the Project be allowed to vote. That suggestion was rejected as not in the SLN By-laws voting procedure. All members and those in proximity to the project are allowed to vote.

A letter was sent to Alderman Waguespack with the results of the meeting.

The Alderman has since requested that a follow-up meeting take place between the Developer, the NDRC and the Petition Neighbors. We have setup that meeting for Wednesday, February 11, 2015 at 7:00 pm in the St. Al's Rectory. Notices are being mailed to all petition neighbors by the Developers' attorney.

Now a LITTLE HISTORY of SLN and how the NEIGHBORHOOD DEVELOPMENT and REVIEW COMMITTEE (NDRC) came to be (by Bill Haderlein and Diane Galiej)

In the early 1990's, Developers were starting to present some major projects to SLN on commercial property being converted to



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multi-unit residential developments. They were also buying up single family houses and two flats, tearing them down and building three story-three unit condos. SLN's Alderman at that time was Bernie Hansen (SLN was in the 44th Ward). He suggested SLN form a committee to review and negotiate zoning change requests before they were presented at SLN meetings. Thus the NDRC was formed.

At that time it was believed that side street residential buildings could only be rehabbed or gutted, not demolished and replaced. That misconception changed quickly and several large multi-unit buildings (1452 & 1455 Wolfram, 1511 Wellington, as examples) were built. Much to the dismay of the neighborhood. The area bordered by Lincoln Ave. / Southport, Ashland's east alley / Barry and Wolfram's south alley was zoned R4 which allowed these large buildings to be developed. This area was in danger of losing its residential flavor.

The NDRC, with the help of Alderman Hansen and the Department of Planning, created the "Overlay District." This limited new developments to single family houses or two flats. The Overlay District had to be approved by the SLN membership and the Chicago City Council. During the SLN meeting, a motion was made by residents on 1400-1500 Diversey to be included in the Overlay District. Motion was approved. The Overlay District was approved by SLN and the City Council.

1400-1500 Diversey issue:

The plan worked and all the new single family houses in the Overlay District are, in part, a result of the foresight and effort put in by SLN and its NDRC. However, as time progressed, property owners on the 1400-1500 blocks of Diversey complained that the

sale values of their property was being suppressed because no one would build a single family house or 2 unit on Diversey. In 2008, the Overlay District was revised to allow for RS-4 zoning on 1400-1500 Diversey, to be reviewed and approved by SLN on a case-by-case basis.

The SLN and its NDRC has had substantial input on the following projects :

- BelRay SRO on Racine and Belmont
- Wellington/Paulina development - reducing the number of units from the original 420 to 110 with 30,000 sq.ft. of open space.
- Instrumental in raising over \$150,000 for the renovation of the Lakewood/Wolfram playlot.

Join South Lakeview Neighbors :

SLN encourages residents who attended the January 6 Meeting regarding 1424 W. Diversey to join the South Lakeview Neighbors and become directly involved in all issues that are submitted to SLN by the Alderman. A Membership form is attached to the newsletter or go to the website to join with PayPal.

OTHER SLN INFORMATION:

At the December Holiday Party

Wills Northwoods Inn hosted the Annual Holiday Party on December 9. Will's staff put out a great Wisconsin style Holiday spread and provided great bar service. Additional food donations were made by Fiorentino's Italian Restaurant, Einstein's Bagels and Joe & Liz Semerling. The SLN Board Members donated the liquor for the liquor basket raffle. Dignataries included Judge Diane Marsalek and CAPS Jason Clark. Thank Kevin at Will's and your great staff for a wonderful evening.



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Block Captain Program - now 17 blocks covered

SLN continues recruiting members to deliver a monthly membership meeting announcement to mail boxes or email addresses on your block. The idea is to get the message out to our non-member neighbors that all meetings are open and all can attend and eventually join SLN. This old-fashioned method is working and getting new people to the meetings and joining SLN. Contact Bill Haderlein at the SLN email address = info@slneighbors.org.

Switch to the Email Version of Newsletter

Please help reduce costs of hard copy newsletter production and assembly time. It currently takes about 5-6 hours of volunteer time to assemble the hard copy mailed version. In addition, if you are on the email list, you can receive e-mail blasts from our Tech Dept. regarding area meetings, community alerts from the police and other timely information. Go to www.slneighbors.org to sign up for the email version.

SLN on Facebook

If you are on Facebook, consider joining our Facebook group. Within Facebook, search for South Lakeview Neighbors - Chicago and ask to join the group to get started participating in the discussions there.

FROM OUR ELECTED OFFICIALS & CAPS

CAPS Notes - as reported by Sam Samatas

Nearby Crimes of Interest:

1/22/15 - 1900 block of Belmont 2 gunmen targeted an illegal poker game and ended up in a shootout with a participating off-duty Cook County sheriff deputy. Bullet holes were found at nearby Jahn School. Investigations are ongoing.

1/20/15 - A longtime Lakeview resident had his 15 year old BMW carjacked at gunpoint outside his home on Oakdale. He was allowed to remove his briefcase before they drove off.

1/2/15 - A theft ring was appearing at the Belmont/Western court for stealing FedEx/UPS packages from homes. After the hearing that day they drove through the neighborhood and were re arrested again for stealing delivered packages.

1/9/15 - Five gang members of "Traveling Vice Lords" were arrested after crashing their van which had 24 stolen catalytic converters sawed off from various Lakeview/Lincoln Park cars. A 911 caller first alerted the police after seeing the van with out of state plates trolling through the area.

CAPS Meetings

Beat 1933 - east of Lincoln Ave and west of Racine
Will meet every two months instead of every month. The next meeting is on Tuesday, March 10th at Illinois Masonic Hospital, 836 W. Wellington, 7th floor auditorium at 6:30PM.

Beat 1932 - east of Ashland and west of Lincoln
Next meeting is on Monday, February 9th at New Life Church, 1110 W. Lill at 7PM.

Beat 1931 - east of Ravenswood & west of Ashland
Next meeting is Wednesday, February 18th at the 2452 W. Belmont Police Auditorium at



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7:00PM.

Dates/times may change and you can call the office at 312-744-0064 with questions.

Police Commander Voulgaris wants all to know that he can be contacted directly on his email and he will return your message. elias.voulgaris@chicagopolice.org.

Alderman Waguespack 32nd Ward News Office located 2657 N. Clybourn, 773-248-1330
www.ward32.org , info@ward32.org

Status of Construction Projects:

- Barry, Southport to Kenmore - water main installed, to be asphalted in the spring.
- George, Racine to Lakewood - water main installed, to be asphalted in the spring.

NEIGHBORHOOD NEWS / INFORMATION

Lakeview Chamber of Commerce
1409 W. Addison, 773-471-7171,
email = info@lakeviewchamber.com
Experience Chicago Theatre Week in the Belmont Theater District - The Belmont Theater District (<http://www.BTDchicago.com>), right in Lakeview's own backyard, is the best place to experience Chicago's theater scene, offering more shows than any other neighborhood during Chicago Theatre Week, February 12-22, 2015. Check out <http://www.ChicagoTheatreWeek.com> for tickets in Lakeview for \$15 or \$30!

Southport is Going Red for Women in February The Lakeview Chamber of Commerce and Alderman Tunney are joining forces with the American Heart Association

and Southport businesses to help raise awareness of heart disease as the No. 1 killer of women. The Southport Corridor will be lined with red banners for the month. Look for red in windows of participating stores. Visit www.GoRedForWomen.org to learn what you can do to reduce your risk of heart disease and stroke.

Snow Removal Guidelines per the City of Chicago - FAQs

1) Who is responsible for clearing the sidewalks of snow and ice? According to the Municipal Code of Chicago (4-4-310), "every owner, lessee, tenant, occupant or other person having charge of any building or lot of ground abutting upon any public way or public space shall remove the snow and ice from the sidewalk..".

2) How long do I have to clear the sidewalks? If the snow stops falling before 4 pm you have three hours to clear except on Sunday. If the snow stops falling after 4 pm or on Sunday, you have to clear before 10 am on the next day.

3) How much snow do I need to clear to comply with the ordinance? Individuals are required to clear a 5 foot wide path along the sidewalk, where conditions allow. This width provides mobility and access to pedestrians in wheelchairs, people with children in strollers, students walking to school and individuals with assistive devices.

4) What happens if I don't clear my sidewalks? Individuals who do not comply can face fines of \$50. Business that do not comply can face fines up to \$1000 per day of violation.

5) What if I am a senior or have a disability and cannot shovel my



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sidewalks? Chicago Snow Corps is a program that connects volunteers with residents in need of snow removal. To request a volunteer, call 311. Visit the City of Chicago Snow Corps website.

6) How do I report locations that do not clear their sidewalks? Report these locations by making a "Snow - Uncleared Sidewalk" request with the City of Chicago 311 Service Request line. When you call make sure the problem occurs on the sidewalk. Do NOT use this category to report snow on the streets, parking lots or alleys. Provide a specific address where the problem occurs. Request a reference number from the operator that will help you track the status and resolution of your request.

Restaurant Review by Joni G

Mirador, 2834 Southport

The review is to follow in our next newsletter. I attended the soft opening recently. The place was packed and lively. Servers passed around samples of menu offerings, done in small bites for us to sample. All I can say is yum. We were treated to an open bar with wonderful and knowledgeable service. Reviewing the menu, it looks like they will have good comfort food that will be moderately priced.

One of the co-owners, Elliot Kay will be speaking briefly at this upcoming membership meeting about their plans. My feel of their business so far is that this is it! They do not own other businesses or restaurants. They are putting all of their combined restaurant experience, money and hard work into The Mirador, in our neighborhood. I look forward to dining there soon and also hearing from our members on their experiences dining there.

We will be a part of whether they can make it work in our neighborhood, especially this time of year, when restaurant business really fades off. I wish them well and hope they can become a new wonderful restaurant for us all to enjoy.

Attention Advertisers - Ad Space

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Articles or Announcements

Submit articles or announcements to Bill Haderlein at least 2 weeks before the monthly meeting at: info@slneighbors.org.

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www.repannwilliams.com
Chief of Staff Michael Reeve
mike@repannwilliams.com

U.S. Congressman Mike Quigley
Office @ 3742 W. Irving Park, 773-267-5926.

melanie.thompson@mail.house.gov
www.quigley.house.gov

Cook County Commissioner John Fritchey



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Office @ 2539 N. Southport, 773-871-4000

commish@fritchey.com
www.fritchey.com

Senator John J. Cullerton
1726 W. Belmont
Chicago, IL. 60657
773-883-0770
www.senatedem.ilga.gov
mchirico@senatedem.ilga.gov

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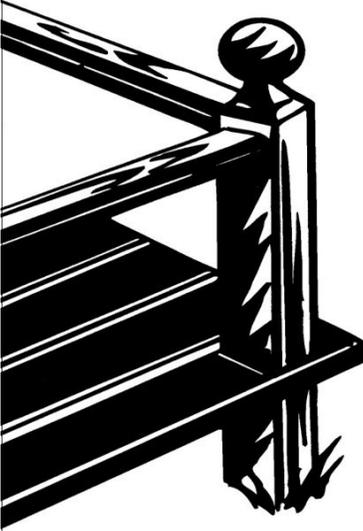
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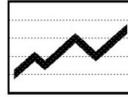
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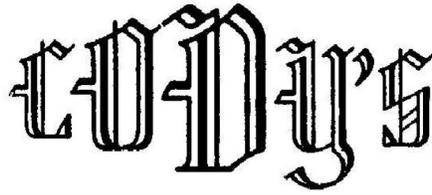


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