



March 2017 Newsletter

Meeting Preview

Athenaeum Theater
2936 N. Southport

6:30 PM - Doors open

7:00 PM - Meeting begins

AGENDA

1. 19th District Police Commander Mark Buslik - presentation and question and answer session.
2. Herdegan Funeral Home and 3015 N. Southport - revised plans

Presentation #1 - 19th District Commander Marc Buslik Introduction

SLN President Sam Samatas has been a long-time CAPS attendee and liaison between SLN and the 19th District Police Department. Upon Sam's request, the new 19th District Commander Marc Buslik will attend the March meeting for his introduction to the neighborhood, a strategy discussion and a question and answer session.

It is preferred that you submit questions in advance to SLN's email address so the Commander can prepare more pin-point responses at info@slneighbors.org.

14th District Commander Marc Buslik

- 35-year CPD veteran

- Captain for 14 years
- Elected President of the Captains Association in 2014
- Career began as a police officer in the 25th Grand Central District
- Assignments have included patrolman, data processing, internal affairs and organized crime
- Bachelor's degree in criminal justice with a minor in computer science and a Master's in Public Administration
- Currently completing his doctorate at UIC, working on a dissertation regarding police accountability
- Teaching at Oakton Community College for over 20 years in information systems

Presentation #2 for Herdegan Funeral Home @ 1356 WW. Wellington and 3015 N. Southport parking lot - Zoning change

The Developers have absorbed comments from SLN's NDRC and the membership from the February meeting. They will present updated plans. This will again be a voting issue. See "At the February 2017 Meeting" summary that follows this section.

A Few Words from Our President

Late night musings from Barry Ave.,

1505 West Oakdale Avenue,
Chicago, IL 60657

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If you did not attend our Feb 14 Valentine Day night membership meeting you missed a very informative talk on new ordinances and laws by Paul Sajovec - 32nd Ward Chief of Staff and a raucous, fractious and contentious developer's presentation for the former Herdegan Funeral Home and parking lot parcel at Southport/Wellington. You can read more about the details of both of these presentations elsewhere in the newsletter. Since I facilitate the NDRC - Neighborhood Development Review Committee I will provide some additional comments on the development project.

Briefly the developers were seeking a new zoning upgrade to allow for 5 stories w/ 8 condos and parking on the existing parking lot and 4 stories w/ 2 levels commercial and 2 levels for 7 condos for the funeral home building. The modern design, density, construction and materials were not in keeping with the newer construction in the neighborhood. Their previous plans unveiled 1 1/2 years ago had less density and were within the existing zoning limits.

The NDRC reviewed the new plans beforehand, agreed in concept with the zoning change to allow the corner to remain commercial with increased residential but rejected the submitted construction/design plans. The zoning change was also subject to some upper floor "setbacks" on both parcels. These developers, unlike many others, chose to ignore the NDRC input and the result was a resounding rejection by concerned residents.

Successful recent developers have incorporated NDRC issues within an iterative process and have overwhelmingly won approval - think empty lot at 2800 N Lincoln and the church

conversion at 3142 N Racine.

The developers will re-present at the March 14th membership meeting followed by a ballot vote. To better communicate, they are holding an "open house" preview beforehand at the Athenaeum bar Monday March 6th 6:30 - 8pm. Your NDRC is expected to receive, review and provide input to the final plans prior to the 14th. If you have concerns about this corner project, I urge you to check out the open house and attend the subsequent meeting.

Allow me to digress for a moment. One of my duties is to act as moderator for our membership meetings especially for zoning/outdoor café/political presentations. I am continuously surprised and impressed by the logic, insight and intelligence of the questioning by many of our resident members. It is obvious that many of you wish to perpetuate our dedicated, in demand and friendly neighborhood. There is something special about SLN and I am sure that will continue regardless whoever is president, on the board or an NDRC member as long as you all care. In the next couple of months SLN will begin reviewing nominations for future officers and board members. If you feel you can contribute and can handle a meeting on the 2nd and 3rd Tuesday of most months briefly tell me something about yourself via email: president@slneighbors.org.

Equally important on the 14th SLN will be honored to hear from our new 19th District Police Commander Marc Buslik. Commander Buslik is a 37 year CPD veteran whose area of responsibility includes Lakeview and parts of Uptown, Lincoln Square, North Center and Lincoln Park. He is very analytical, data driven and is implementing change in the district especially in Lakeview. Previously he



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was district commander in Logan Square and Wicker Park. In addition he is experienced in the IT unit, Internal Affairs, CHA and is a Northwestern University lecturer. Commander Buslik wants to hear from our group at this meeting. Feel free to submit a strategic question on our web site, email or FB beforehand and I will forward all of them to the commander prior to his talk. In April we will feature CAPS Officer SGT. Mary Heine who will deal with more local tactical issues and incidents.

I look forward to seeing many of you at the meeting on the 14th. It will not be dull. As always, let me know what you're thinking and give me any suggestions for improvements, concerns or meeting topics. Take care and get out enjoy this mild weather. Sam

AT THE FEBRUARY 2017 MEETING

Due to a scheduling conflict, McDonalds Corp had rented out the main theater for a meeting/filming involving introducing the St. Patrick's Day Shamrock Shake, get ready. The SLN meeting was moved to the smaller 3rd floor theater. It was very cozy and felt packed almost like a sold out movie. The presenters had to deal with the stage being decorated as a homeless person encampment for the play that was being presented in that theater.

Paul Sajovec - Alderman Waguespack Chief of Staff on various Topics

Mr. Sajovec started out by letting SLN know that the Alderman has strong commitment to

maintaining a good working relationship with the neighborhood groups. The Alderman has referred other groups to emulate SLN's NDRC and the handling of proposed zoning changes. Here are the topics Mr. Sajovec addressed:

Residential/Commercial Recycling Ordinance:

For larger residential buildings serviced by private dumpster services and commercial buildings. The City is nudging these larger buildings toward recycling their waste. The City will be working with the larger buildings in getting them to come on-line with recycling. The City would pick up the recycling items like the blue carts. Some large metropolitan areas with similar ordinances have greatly reduced the amounts going into our landfills and have made recycling a profit center. Chicago is not there yet. The City will only penalize properties that are blatantly not doing any recycling. \$500-\$1,000 for first offense. The fine is not being considered a tax, but a monetary incentive for the recycling to occur. Mr. Sajovec reports that CPS schools teach recycling in school in the hope they bring the information home and get their parents and households on board.

Bag Tax:

The initial ordinance with the thicker bags was a cut and paste ordinance based on San Francisco's ordinance. In hindsight, the ramifications were not well thought out. The goal of the revised ordinance is to reduce garbage bags going into landfills. Of the 7 cent tax at the store, 2 cents go to the store to fund the program and 5 cents goes to the city as a tax. It may be revisited in 12-18 months to see if it is successful. Simple solution for us taxpayers is to keep reusable bags in your car or remember to bring to the store for the 1-2-3 item purchases you make.



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Follow the rules and pay \$0 in taxes.

Water Tax:

Historically the tax on our clean, good tasting Lake Michigan water has been lower than other U.S. Metropolitan areas. The Alderman believes that currently there is no incentive to not waste water. The funds will be used for replacement of Chicago's ancient main water and sewer lines. Even your quasi-environmentalist newsletter editor let the water run while brushing my teeth until a recent change in habit.

Along with rising real estate taxes, the garbage tax, speed cameras, Mr. Sajovec admitted that the Chicago taxpayer seem to be getting nickel and dimed to death. The Alderman's office believes that the City is nowhere near getting its financial house in order. The Alderman has been pressing the City to produce numbers of the total police on the force and in the streets instead of just saying we are hiring 500 more police, when not reporting the offset of those police officers retiring or quitting.

Lathrop Homes:

Been going on a long, long time. Formerly proposed towers and high-density have been removed, but a final plan is still not set.

Mr. Sajovec answered various questions regarding the issues. A brief synopsis is as follows:

- 1) if you need more, less or new garbage can or blue recycling carts contact the Alderman's office or 311. If you are having a garbage can placement dispute with your multi-unit neighbors, also contact your Alderman and Streets and San will come out to look at the situation.
- 2) The City is closing the Fleet Management Facility on Elston and all garbage trucks will soon be coming from the South Side. He is

not sure how the cost-benefit analysis of this was arrived at.

3) 2nd installment of Real Estate Tax - Mr. Sajovec would be surprised if there was a substantial increase. He strongly suggested constant appealing of your taxes or assessments. Those who appeal, and use highly connected law firms always seem to get a reduction, while those who just pay what is billed theoretically pay more than their share.

Herdegan Funeral Home @ 1356 W. Wellington and 3015 N. Southport parking lot - Zoning change

Flash back to May 2015. The Owners presented the following plan for the development of the Herdegan Funeral Home.

1. The facade would remain intact.
2. A one story building would be erected on the east side of the building. That facade would be similar to the Funeral Home building.
3. The Developer envisioned working with three tenants on the ground level and more retail or offices on the 2nd floor.
4. No plans were presented or mentioned for the 3015 Southport parcel at that time.

NO ZONING CHANGE was required under this plan. There was no vote, as there was no zoning change. The overwhelming response to this plan was in favor.

Now February 2017. Almost two years later and many months where the gutted building sat as an eyesore to the intersection. The owners, Spring Bank Six Corners LLC brought forth revised plans for the Funeral Home and the initial plans for the 3015 Southport Parking Lot. They were represented by a horde of well dressed



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business men including the president of the company, their attorney, the architect and the project manager. The support team stood off to the side.

The Owner is requesting a zoning upgrade from B3-2 to B2-3. The Group's attorney explained that the zoning upgrade was not so much to increase height or density of the project, but to increase the square footage of the proposed condo units so they are in line with what buyers would expect in this area for larger, luxury condo units.

3015 Southport - a two lot 50ft. x 110ft. site. Building to be five stories high, 54 ft. high, 8 condo units with 10 parking spaces enclosed at ground level and five open parking spaces off the alley. No basement. The building would have a more traditional front lower sections, glass rail balconies and more modern high density concrete products for the walls facing the alley. This would be 4 feet higher than under the current zoning and slightly higher than the condo building to the north.

1356 W. Wellington aka Herdegan Funeral Home - in accordance with the purchase agreement from the Herdegan Family, the Developer is required to keep the facade. In this new proposal, floors #3 and #4 of condo units will be added to the existing structure. The open driveway on the east will be 4 stories high. The floors added to the existing building will be recessed to allow for a private, secured outside area for a potential day-care center that may be moving in. The new floors 3 and 4 would be of a more modern design that would contrast the traditional facade on floors 1 and 2. According to the architect, this is the preferred theory on additions to historic facades, as opposed to making the additional floors match the historic facade. The end

result is 2 floors of commercial space and seven condo units. The height of this building would be 47 ft. which is slightly lower than allowed under the current zoning. Five parking spaces at the ground floor off the alley.

The floor was open for comments and questions.

The overwhelming concern was as to why the Funeral Home plan changed so drastically since the May 2015 proposal. As the work had already been started, immediate neighbors to the east stated they were shown plans by the Developer when the work was ready to start. What caused this revision? The Developer could be crystal clear saying that keeping the facade intact has proved to be somewhat of an economic restraint. In addition, the Developer has been in negotiations with a major day-care center that is interested in 1.5 to 2 floors total. That changed the economics of the project.

Several commented favorably on the development contending that Lincoln Ave. retail suffers from lack of density and changes need to be made on Lincoln Ave.

SLN's Neighborhood Development and Review Committee (NDRC) headed by Sam Samatas gave their findings. The NDRC found the zoning change satisfactory based upon the needs and character of the location, resulting in increased height and density. However, the NDRC viewed the overall design and construction materials as unsatisfactory. The NDRC felt the project should have more quality brick or limestone consistent with other quality projects in the neighborhood. In addition, the NDRC felt the Southport building should be more setback to offset the height and the glass balconies should be anchored in with brick because people don't want to be looking at patio



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furniture on the decks. The NDRC stated to the membership that they rejected the plans as presented.

A paper ballot voted was taken. All paid SLN members and any resident on the blocks of 3000-3100 Southport, 1300 Nelson and 1300 Wellington (areas flyered by SLN) could vote.

Vote results : YES-7, NO-33.

A letter has been sent to the Alderman's office reporting on the meeting.

The Developer will reappear at this month's meeting with revised plans.

State Rep Ann Williams new Chief of Staff

Ms. Williams new Chief of Staff Carter Harms introduced himself to the SLN Membership. Welcome to the District/Neighborhood and good luck.

Valentine's Day

Can romance and neighborhood involvement co-exist. We did go ahead with the normal 2nd Tuesday of the week meeting that fell on Valentine's Day. We had a raffle as thanks for those who made it out on Valentines Day. Barbara Susman, attorney at law and part-time SLN resident won the dozen roses. Ed Silverstein, owner of Lakeview Computer Specialists, LLC and big-time Cubs fan won the bottle of top shelf wine.

HOLIDAY PARTY thank you

Forgot to mention the food donation/gift certificate from DIAG Bar & Grill. Thank you, thank you.

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FROM OUR ELECTED OFFICIALS & CAPS

CAPS Meetings

SLN is looking for members to attend CAPS meetings and report to the membership either through the newsletter or at the



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membership meetings.

Contact Bill Haderlein, editor at chicagolanddeck@rcn.com if you think you will be a regular CAPS meeting attendee.

CAPS meetings will now take place every two months and each meeting will have a specific theme as well as continuing arrest data review and strategies to address identified problems.

Community Relations Strategy (previously called CAPS)

Beat 1933 - east of Lincoln Ave and west of Racine, Belmont to Diversey
Next meeting is Tuesday, March 14th at Illinois Masonic Hospital, 836 W. Wellington, 7th floor auditorium at 6:30pm.

Beat 1932 - east of Ashland and west of Lincoln, from Belmont to Fullerton
Next meeting is Monday, March 13th at the New Life Church, 1110 W. Lill at 7:00pm.

Beat 1931 - west of Ashland, between Belmont and Fullerton, to the Chicago River.
Next meeting is Wednesday, March 15th at the 2452 W. Belmont Police Auditorium at 7:00PM.

Dates/times may change and you can call the office at 312-744-0064 with questions.
Twitter = ChicagoCAPS19
Email = caps019district@chicagopolice.org

NEIGHBORHOOD NEWS/INFORMATION

Fish Fry Fridays - St. Alphonsus Knights of Columbus

The annual Friday Lenten Fish Fries, sponsored by the Knights of Columbus, are wonderful events that are not only a fundraiser for our community's charities, but a way to bring the neighborhood together for some good food, drinks and cheer!

Two Dates: Friday, March 17th and Friday March 31st

Featuring a different Trinity Irish Dancer Troupe each night at 6:30pm

Time: 6:00pm - 9:00pm

Cost: \$12 for adults, \$6 for kids 3-12 and free for 2 and under

Menu: Fried beer-battered cod, mac and cheese and coleslaw

Whole Foods Market to open March 22

Whole Foods Market will have its grand opening on March 22nd. The current store will remain open until the new store opens. Employees at that time will transfer to the new store

"The Lakeview community has steadily grown since we first opened our doors in 1996, but our store has remained the same size," said Michael Bashaw, Whole Foods Midwest regional president. "When the opportunity to build a larger, updated location, worthy of this great community, arose just down the street from our Lakeview store, we were very excited."

For the residents, get ready for traffic jams caused by the new traffic light at Melrose. Good luck to Whole Foods, but March 21st might be the last time this Editor drives through the Lincoln Belmont Ashland intersection for awhile.



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New Target Store Moving Into Neighborhood

Target plans to open a 31,000 sq.ft. store at 3300 N. Ashland in October. Target is replacing the Whole Foods Market store, which is moving to the intersection of Ashland, Lincoln and Belmont. The new store is part of Target's plan to grow its business in urban areas with smaller "flexible-format" stores carrying products tailored to the local neighborhood's customers. The store will also have a CVS pharmacy.

Joni Gatz historic childhood house razed

Forever Lakeview resident and long-time SLN officer Joni Gatz's house at Wolfram and the alley has been demolished. Paired with the sale of the next door property, the Developer is combining the two lots to build a 4-unit, 3 story high condo building. The foundation is already poured. 24 hour easy access to the 7/11 store. Decades of memories crush in a day by the back hoe of a tractor.

Real Estate Watch within South Lakeview Neighbors boundaries: Compiled by Susan Radzinowicz, Berkshire Hathaway Home Services

Address	Price	Days on Mkt.
Multi-Unit:		
1325 W Barry	\$1,230,000	117
1319 W Barry	\$2,170,000	9
Condos:		
1235 W George, #107	\$577,500	12
1245 W George, #111	\$635,000	10
3141 N Racine, #3	\$499,900	4

2740 N Racine, #2 \$820,000 69

Single Family:
1225 W George \$3,600,000 117

Snaggletooth Restaurant Recognized

This year's Jean Banchet Awards For Culinary Excellence were recently awarded to Chicago restaurants. The panel dispersed awards to a variety of restaurants and chefs.

Neighborhood restaurant, Snaggletooth, received the following awards:

Rising Chef of the Year (Bill Montagne & Jennifer Kim)

Best Neighborhood Restaurant

Snaggletooth, 2819 N. Southport, serves up house-cured fish in a counter-service style lunch eatery. The menu at Snaggletooth changes daily, reflecting the freshness of available ingredients during the given season. Congratulations!!

Restaurant Review by Susan R.

Gino's East - 2801 N. Lincoln, 773-327-3737
Chicago style pizza suggests Deep Dish. In addition to many pizza parlors in Chicago that serve Deep Dish, we in South Lakeview are fortunate to have Gino's East, located at the intersection of Diversey, Lincoln and Racine avenues. I personally have eaten their food for years. When I host out of town visitors who want Chicago style Deep Dish pizza, it's my go to place. No one's ever disappointed.

Several changes have occurred recently at this Lakeview location; most notable is the large open dining area that once was only a parking area adjacent to the restaurant. Though seasonal due to our Chicago weather, the open dining space is often



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crowded, particularly on weekends. Be prepared to experience some street noise; it is a crowded intersection. Another change is the pizza sauce; it's slightly different than the prior recipe. I cannot describe exactly the ingredient modification; however, it is good. The other change is that when ordering sausage, you must identify if you desire crumbled or sliced. They don't inquire and your pizza will arrive with sliced sausage which can make for an uneven distribution. Lastly, you need to request condiment packets you may desire; they are not automatically included in your order. Deep Dish or thin crust, both are very good.

House salad and Caesar salads are great, as are the meatballs and marinara. Sandwiches are large and can be shared. Dessert choices are limited. The wait staff both in person and over the phone are extremely friendly and cheerful. Gino's menu offers something for most and some foods can be prepared gluten free.

OTHER SLN INFORMATION:

Block Captain Program - members needed for the 2017 season. Volunteer now. Still looking for block captains to flyer their blocks for the monthly membership meetings. Good exercise. Full benefits. Seven membership meetings per year (Sept, Oct, Nov, Feb, Mar, April & May). We currently have 14 block captains covering about 50% of the SLN territory. Contact Bill Haderlein at the SLN email

address = info@slneighbors.org. If you are interested in becoming a block captain

South Lakeview Neighbors 1505 West Oakdale Avenue www.slneighbors.org

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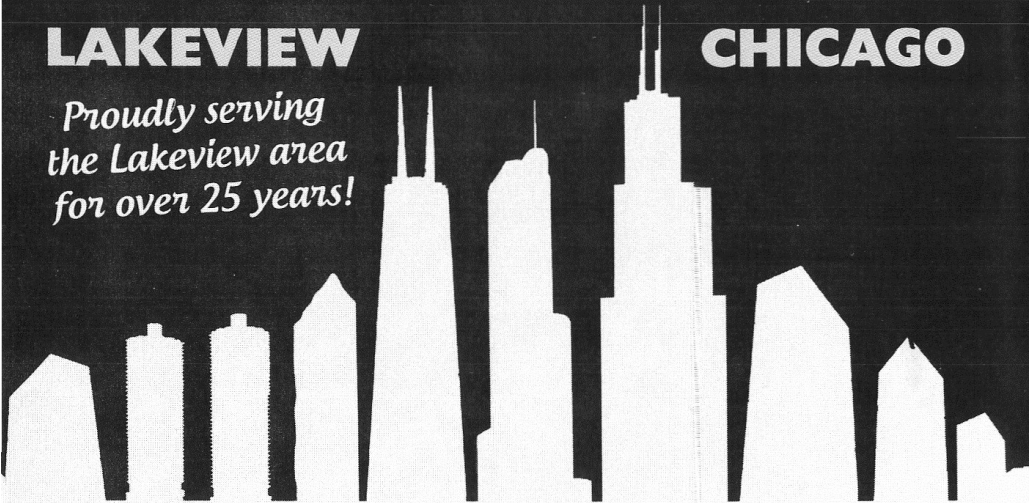
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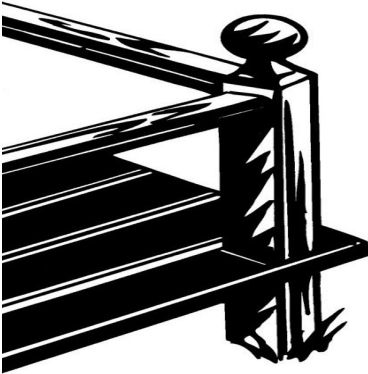
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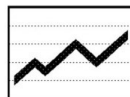
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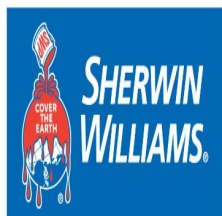
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