South Lakeview Neighbors

1505 West Oakdale Avenue, Chicago, IL 60657 **Web Site: www.slneighbors.org**
General email: info@slneighbors.org
President email: president@slneighbors.org
BOUNDARIES: DIVERSEY TO BELMONT - RAVENSWOOD TO RACINE
Membership Dues (per person) $10.00 September 1 through May 31
Meetings held at Athenaeum Theatre, 2936 N. Southport on the second Tuesday of every Month (except January, June, July and August) at 7:00 p.m. (Doors open at 6:30 p.m.)

OCTOBER 2017

FEW WORDS FROM OUR PRESIDENT …

RENEW YOUR MEMBERSHIP NOW
RENEW YOUR MEMBERSHIP NOW
Get the message

Late night musings from Barry Ave.

If you did not attend our Sept kick off meeting you missed an informative session and also a good time. We had our traditional 1st meeting free drinks as well excellent food samples from two local restaurants – mini sandwiches from "Honey Baked Ham Café" on Ashland and Thai shrimp and crab rangoon with great sauces from newcomer "Seafood on Tables" from the Lincoln/Wellington area. I highly recommend a visit to both.

Our reform minded Alderman Scott Waguespack gave an informal 'state of the ward" talk and fielded various questions with refreshing grace, sincerity and honesty. Unusual for a political speaker. He was also recognizing his 10th year as our alderman. One interesting question from an attendee was "Is there anybody who is a viable candidate to run against Mayor Rahm Emmanuel"? After contemplating for few moments Scott did not have any obvious frontrunner answer. This is telling coming from an insider and for the sake of having a real choice I hope one emerges in the next year. You can find more detail on Scott's talk elsewhere in the newsletter.

We also had a zoning change voting issue for 3130 N Lincoln Ave to accommodate the LEMAY Auto Parts store which already relocated there a few months ago. Briefly the new zoning was needed to reduce the "caliber" of the potential business allowed and which proved to be controversial. The final vote was 23 to 14 against the change. Based on the heated discussion most of the 23 against were not in favor of an auto parts store or similarly zoned business [tattoo, payday loan etc] at that location. Conversely most of the 14 for the change took the position that "some business there is better than no business"- a valid counter point. Subsequently, the alderman who has final legal authority sided with the minority. More detail is available elsewhere in the newsletter but this is the first time in my 10 year memory where Scott did not agree with such a lopsided advisory vote. Still, we have a very good overall mutual compliance performance record with his office and should take future zoning advisory votes very seriously.

MEETING AT A GLANCE
TUESDAY, OCTOBER 10, 2017

ATHENAEUM THEATRE
2936 N. SOUTHPORT
6:30pm - Member socializing
7:00pm - Meeting begins

Agenda
1) Zoning change #1 - 2930 Lincoln to build a 3-unit condo building
2) Zoning change #2 - 3045 Ashland to build a 3-unit condo building
3) Restaurant presentation - Sal's Trattoria @ 2834 Southport

Regarding zoning votes, at our Oct 10th meeting we will have two different ballot votes -2930 N Lincoln Ave and 3045 N Ashland. Both our similar in that the current buildings are small empty frame structures on smaller non-conforming lots. In both cases the separate developers are requesting zoning upgrades to accommodate an extra dwelling unit than the current zoning allows for those lots. On Lincoln this would be 3 simplex units above a storefront and Ashland 1 duplex and 2 simplex units. Initially, this seems straightforward and acceptable for our busier streets – Lincoln and Ashland. The NDRC has issue with the current density proposals due to the lack of specific plans to handle commercial/residential garbage and parking requirements. How the developers solve this problem will be interesting.

On another topic, SLN is looking for a couple of new board members. Mike Salvatore and Mike Valitchka both resigned for this term due to time constraints and conflicts. Both will be missed and I would like to thank both of them for their time, insights and contributions. If you have a background or skills that would be helpful (web/social media, marketing, PR, accounting, legal, zoning, event planning etc) and can handle two meetings a month – one general and one board on the 2nd and 3rd tue of most months let me know or talk to one of our current board members.

Finally, I am going to wade into something that I might later regret and is related to a current controversy. SLN is the only neighborhood organization that starts its general meetings with the Pledge of Allegiance to the US flag. We do so out of reverence for the Christian/Judeo values that the flag and country represents and to respect and honor the sacrifices of all who have fought, are still fighting and who have fallen to give us all the freedoms that we all enjoy. It is not an endorsement of any specific politician or president, political party, government policy, social injustice, inequality or religious belief. If the concept of "God" is not in your belief system, feel free to be silent during that part. Bottom line is that I am glad that we do it.

I look forward to seeing you all at the meeting. In the meantime please take care.

Sam

South Lakeview Neighbors
1505 West Oakdale Avenue

www.slneighbors.org
email = info@slneighbors.org

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RENEW YOUR MEMBERSHIP NOW
RENEW YOUR MEMBERSHIP NOW
Members: please renew your membership using the enclosed MEMBERSHIP FORM or go to SLN's website at www.slneighbors.org and renew online. You must be a PAID MEMBER in ORDER to VOTE on the NEIGHBORHOOD ISSUES

Member Socializing - 6:30 to 7:00 in the Athenaeum Lobby.
The Athenaeum opens its bar for members to purchase some beer, wine or pop before the start of the monthly meeting. Come a little earlier to the meeting for some member socializing. Your purchase helps support the operations of The Athenaeum Theatre

OCTOBER 2017 MEETING - PREVIEW

3045 Ashland - Zoning Change: currently zoned B-3-2. This a small non-conforming lot measuring 24'x107' versus a standard lot of 25'x125'. Under the current zoning, a 3-story building with commercial on the ground level and 2 units above can be built. The developer is requesting a zoning change to B2-3 which will eliminate the ground commercial requirement and allow for 3 dwelling units. The developer is proposing a 4-story building with a 47ft. height, with 3 residential units (duplex, simplex and simplex).
This will be a voting issue and the results will be forwarded to Alderman Waguespack for his final decision.
Historical Note: The short lot is a result of the widening of Ashland Ave. in the late 1920's. In all, 20 miles of Ashland were widened. To accomplish the widening, the City of Chicago took 17ft. from the property owners on each side of the street. Our Lady of Lourdes Church at Leland(4700 N.) & Ashland stood within the 17ft. buffer zone. The City gave the Church the option to have 10 feet cut from the edifice or relocate the Church across the street and maintain its current size. The Church chose the relocation and in the summer of 1929, the Church was cut in half, placed on stilts and moved across the street to its' current location.

2930 Lincoln - Zoning Change: currently zoned B-3-2. This is also a non-conforming, short lot measuring 24'x115' versus a standard lot of 25'x125'. Under the current zoning, a 3-story building with commercial on the ground level and 2 units above can be built. The owner/developer is requesting a zoning change to B3-3 to increase the density. The B3-3 zoning will allow for 1st floor commercial and 3 residential units above.

This will be a voting issue and the results will be forwarded to Alderman Waguespack for his final decision.

Restaurant Presentation - Sal's Trattoria @ 2834 N. Southport. Open for a few months now, Sal's has been favorably reviewed by Phil Vettel of the Chicago Tribune and many South Lakeview residents. Get there while you can still enjoy the street cafe.

AT THE SEPTEMBER 2017 MEETING

ALDERMAN SCOTT WAGUESPACK - STATE OF THE WARD
The Alderman has been serving the 32nd Ward for 10 years and recently had a 10 year anniversary/fund raiser for his supporters. As a part of the City Council "Progressive Caucus", the Alderman has been a thorn in the side for former Mayor Richard Daley and current Mayor Emmanuel, as the Caucus has demanded improved political transparency with the City dealings.

The Alderman commented on his working relationship with SLN and its' NDRC. He appreciates the unique input he receives from SLN on zoning, cafe permits and other neighborhood issues and hopes that SLN continues to put that effort forward. He noted that SLN President Sam Samatas is a frequent visitor to the Aldermanic headquarters on Clybourn.

INFRASTRUCTURE: The Ward is allocated $1.3 million for yearly infrastructure projects within the Ward. In our area, the pot-hole filled 1700 block of Wellington has been paved. The Elston/Damen/Fullerton and Belmont/Western/Clybourn intersections are completed. However, the Alderman noted that projects have to be carefully planned out to maximize the Ward benefits. A project like removing the old railroad tracks and correcting a developer sidewalk light pole issue on 2600-2800 Lakewood could wipe out $800,000 of the 2017-2018 allocation. The Alderman commented that the area grammar schools have empowered their students to observe and submit infrastructure items to the Alderman's office.

POLICE ISSUES: The City has committed to hiring 1,000 "additional" officers. That commitment was reiterated by the Police Department in a September 22, 2017 Chicago Tribune article. That promise is at least one year old and reports are that when taking retirement and attrition, the ranks have only increased a net 37 since last year. The Alderman has been demanding some kind of police manpower study from the City since he has been in office, but nothing has been produced. The current officers are being asked to work an enormous amount of overtime. The Alderman believes the City will hit $200 million in overtime pay in 2017, which is higher than the 2016 higher amount of

$175 million. He believes that the overtime is a City budget buster on top of the current officers being overworked and burned-out. He sees this as just the on-going mismanagement of the City Police Department. The Alderman noted that decades old training videos are finally starting to be updated and current training on dealing with mental health issues are improving.

Regarding Mayor Emmanuel not wanting to follow the Federal Consent Decree and Attorney General Madigan related lawsuit, the Alderman feels the City will not follow self-imposed guidelines and reforms will not happen unless a federal judge forces you to follow the decree.

CITY BUDGET: Will come out in the next 2-3 weeks. The City is projecting that the annual budget deficit has been closed. However, the budget does not address the Police Department overtime issue. The Alderman noted that the City paid out around $500 million in settlements last year.

CITY COUNCIL VOTING: The Alderman believes he and the Progressive Caucus are making headway in bringing more transparency to city-wide issues and the City Council is moving away from being a rubber-stamp council.

MAYORAL CANDIDATES: The Alderman was elusive on his own candidacy but stated that the current crop of candidates do not understand the dire financial issues facing the City especially regarding pension and current debt issues. He believes the current borrowing by the City to pay for current budget shortfalls is just putting the City into a bigger "rabbit hole".

NEXT YEAR GOALS:
1) Policing issues as previously described and reducing the overall city violence.
2) Improved mental health clinic funding.
3) Green space issues - trying to incorporate the Chicago River shoreline into a green space plan.
4) Lincoln/Belmont/Ashland streetscape - trying to get this plan into motion, including Lincoln Ave. from end to end in the 32nd Ward.
5) Jobs - the Alderman feels the City is focusing too much on bringing tech-jobs to the City, which require quite a bit of training, versus more hands-on factory or assembly type jobs that can be geared and filled by the current unemployed workforce in Chicago.

3130 LINCOLN / LeMAY AUTO PARTS - ZONING CHANGE REQUEST

Owner was requesting a zoning upgrade from B-1 to B-3 in order to operate an auto parts business.
The FACTS of the issue are as follows:
1) The Prior Owner of Lemay Auto Parts located on 2600 Halsted sells that building to a developer and in a separate transaction the LeMay Auto Parts business to a New Owner.
2) Prior Owner purchases 3130 Lincoln and has the New Owner move the LeMay Auto Parts business into 3130 Lincoln.
3) After moving in, the Prior Owner (owner of 3130 Lincoln) realized that the B-1 zoning at 3130 Lincoln does not allow for an auto parts store.
4) The Prior Owner (owner of 3130 Lincoln) hires a zoning attorney to apply for an upgrade in zoning to B-3.
5) Lemay Auto Parts opened for business while waiting for the zoning change.

The Prior Owner and New Owner were in attendance but did not speak at the SLN meeting. Their zoning attorney totally represented them on this issue.
The zoning attorney let the SLN membership know that he did not represent the Prior or New Owner in the original transaction. He was brought on strictly for the zoning upgrade change. He described the LeMay Auto Parts as having 80% of its business being sales to small independent car repair shops. The parts are usually delivered to the repair shops. There is no need for a loading zone on Lincoln, as any pick-ups will be done in the alley. There will be no on-site repairs. There will be minimal walk-in retail business. Hours would be 8AM-6PM. The zoning attorney said when the zoning/business issue is resolved, they have committed to the Alderman that the property would be rezoned back to B-1.
So the main issue is that Lemay Auto Parts would be able to operate on a block that is totally zoned B-1 and does not allow for this type of business.

The issue was opened to the floor for discussion.
A member noted that by allowing this zoning change to go through, a precedent would be set for businesses opening up in areas they are not zoned for and then trying for a corrective zoning change. Business owners and their attorneys should be responsible for locating businesses in the appropriate zoning. The zoning attorney replied that the zoning across the street was B-3. The member suggested the business move there or to

a vacate unit in one of the shopping malls on Ashland.
No comments were made from the membership in favor of the zoning change.
Sam Samatas, chair of the NDRC, gave their opinion. Mr. Samatas advised the membership that on zoning changes the NDRC looks to see 1) the zoning change should have a tangible benefit for the neighborhood and 2) there are not impositions on the quality of life in the neighborhood. He noted that B-3 zoning is aimed for busier streets with the majority of customers arriving by car and loading purchases at the site. He listed some businesses allowed under B-3 such as liquor stores, taverns. body art and fortune telling. He concluded that the current B-1 zoning in in place to attract businesses that are more in serving the immediate neighbors and are more neighborly friendly. The NDRC did not support the zoning change.
A secret paper ballot was held.
The results were:
In favor of zoning change - YES=14,
Against - NO = 23.
The vote results were submitted to Alderman Waguespack's office.

THE ALDERMAN'S DECISION
In an email to Sam Samatas, the Alderman said that after considering the input from SLN, the Lakeview Chamber of Commerce and residents who contacted their office, he had decided to SUPPORT THE ZONING CHANGE. The Alderman did not condone the business operating without a valid business license and the fact that the business had already located to 3130 Lincoln was not a factor in the decision. HIs office understood the concern about how an auto parts store can or will produce positive synergy with other retail on Lincoln. However, the Alderman's office concluded that "given that the existing B1 zoning allows office and other uses that do not necessarily support retail uses, it isn't a case where we can dictate that any new uses are particularly beneficial for the overall retail climate".

NOVMEBER 2017 MEETING PREVIEW - EDUCATION FORUM
For the 2nd year, SLN will present an Education Forum featuring principals or representatives from Elementary schools - Burley, Jahn and Prescott and Lakeview High School. ALL ARE WELCOME.

FROM OUR ELECTED OFFICIALS & CAPS

Alderman Waguespack 32nd Ward News
Office located 2657 N. Clybourn, 773-248-1330
www.ward32.org , email = info@ward32.org
32nd Ward Flu Shot Clinic
The City of Chicago's Department of Health hosts free flu clinics at various public offices at the start of the flu season to help keep residents from getting it. Our office, at 2657 N. Clybourn, will be sponsoring a clinic October 13th from 11am to 3pm. Shots are free and available to children and adults.

Community Relations Strategy (previously called CAPS)
Beat 1933 - east of Lincoln Ave and west of Racine, Belmont to Diversey
Next meeting is Tuesday, Nov. 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, Nov. 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, Nov. 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
Contact information:
Community Policing Office
Phone: 312-744-0064
Email: CAPS19district@chicagopolice.org
Twitter: @ChicagoCAPS19
Sgt Mary Hein
Phone: 312-744-0064
Email: mary.hein@chicagopolice.org

SLN is looking for members to attend CAPS meetings and report to the membership either through the newsletter or at the membership meetings. Contact Bill Haderlein, editor at email=chicagolanddeck@rcn.com if you think you will be a regular CAPS meeting attendee

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NEIGHBORHOOD NEWS/INFORMATION

Lakeview Chamber of Commerce (SSA 27)
www.lakeviewchamber.com
773-472-7171

1) **Low-Line Plazas** - The Lakeview Chamber of Commerce and Special Service Area (SSA) 27 just introduced design concepts for new Low-Line plazas beneath the CTA Brown Line 'L' tracks at Ashland and Paulina. These spaces are part of the larger Low-Line project that will connect Southport Ave. and Paulina St. with a continuous, half-mile long walkway and garden beneath the CTA 'L' tracks. Phase One of the project incorporates enhanced lighting, seating elements, public art, and pathway improvements. Take a look at the renderings and lend a hand by signing a letter of support on our website at www.lakeviewchamber.com

2) **14th Annual Mutt Strut** - Join the Chicago Canine Rescue for the 14th Annual Mutt Strut. This year the walk and block party is Superhero themed. All proceeds go to the CCR to help save the vulnerable animals in the Midwest. Stop by and support the cause on Sat., Oct. 7th from 11am to 3pm at Southport and Newport Avenues.

3) **Belmont Theater District Hot Deals** - The Belmont Theater District is your first stop for Chicago Theater. We are a collaboration of 30 different theater companies all within one mile walking difference from the Belmont 'L'. Theater lovers can use the Belmont Theater District website www.BTDChicago.com to find the perfect show and redeem BTD Deals (discounts from neighborhood businesses).

Halloween Party at the Blue Park (South Lakeview Playlot @ Lakewood and Wolfram)
The Playlot's Halloween Party is scheduled for Sunday, Oct. 22nd from 10am to 12 noon (backup date is Oct. 29th) There will be costume prizes for families and children, along with local business sponsored activities. If any of the local business are interested in sponsoring a table, please reach out to Jessica Schmidt, Playlot Advisory Board, at jessicaschmidtruns@gmail.com

For upcoming events or to help go to:
www.facebook.com/SouthLakeview Park

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

Switch to the Email Version of Newsletter

Please help reduce costs of hard copy newsletter production and assembly time. 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 - Get on It!

If you are on Facebook, consider joining our Facebook group. The URL to access the group is https://www.facebook.com/groups/southlakeviewneighbors/
Looking forward to interacting with you online.

Attention Advertisers – Ad Space for 2017-2018

Contact SLN at email =info@slneighbors.org or call Ann Sychowski at 773-477-8840 for advertising opportunities. Over 750 monthly copies to SLN members, email recipients, Facebookers and businesses right in the neighborhood. 24/7 exposure on the SLN website.
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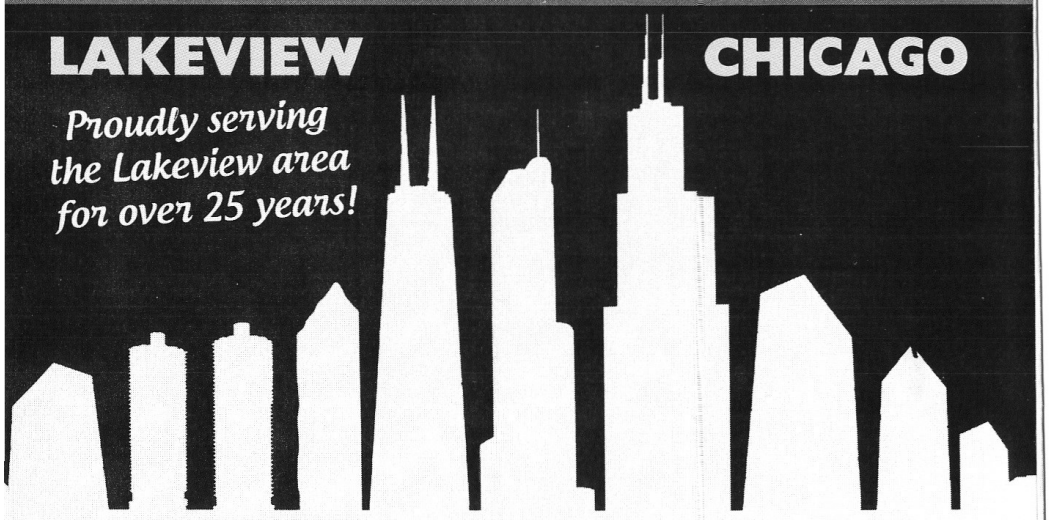

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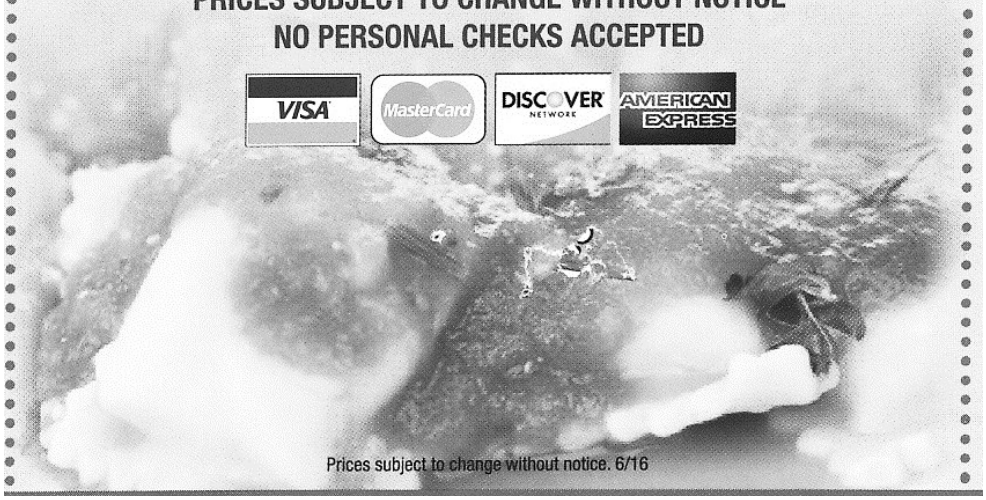

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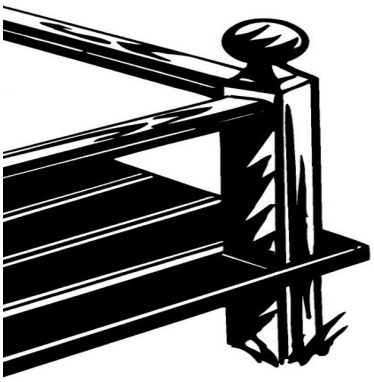

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