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.)

MARCH 2018

FEW WORDS FROM OUR PRESIDENT ...

.....

SLN and NEWSLETTER DISTRIBUTION

At the last SLN Board Meeting, the following information was shared by Steve Stern, SLN Website designer:

567 email newsletters sent per month.

Over 100 hard copy newsletters sent to other SLN members, advertisers and businesses.

Over 1,000 members on SLN's Facebook page.

Late Night Musings from Barry Avenue,

I hope everyone is relieved the cold temperatures are behind us and we are starting to see some moderation in the weather. My dog walks are now a little longer and I can do some errands without the car.

If you were not at the February meeting you missed a mostly raucous, fractious and contentious session regarding some developer presentations. The first was 1501-3 W George rezone to accommodate an additional single family home on the parcel. The integrity of the Neighborhood Development Review Committee [NDRC] recommendation not to approve of this specific plan was strongly and wrongly challenged by an attendee and led to a loud extended discussion. The second presentation was for 1246 W George for SFH conversion and 3rd floor addition. Some immediate neighbors were present and were adamant and very vocal against the addition and any future dealings with the selected contractor and the property owner. The animosity was derived from their previous experiences with the similar nearby 1248 W George conversion. The NDRC did recommend project approval. The third

MEETING AT A GLANCE TUESDAY, MARCH 13, 2018

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

Agenda:

- 1) 1357-59 Barry zoning change
- 2) Temple Bar (owners to reinstate) outdoor cafe
- 3) U.S. Congress primary candidates

project was at 1211-13 W Belmont where the developer and the property owner had previously accepted all of the NDRC recommendations to down scale the project including going from 8 dwelling units to 6 to better fit into the surrounding neighborhood zoning. This was a calm and welcomed session with almost total acceptance and a great way to end the meeting. You can read more details on these developer proposals and voting results elsewhere in the newsletter.

A few questions were raised regarding the role of the NDRC and its' influence on zoning voting issues. I will try to alleviate some concerns. SLN has had the benefit since about 1995 of a small group of various volunteer professionals who as a group our knowledgeable in all aspects of zoning – legal, architecture, construction, procedures etc. The current committee is small by design but knowledgeable in law, architecture and construction and is facilitated by me. [No one person has more influence than any other].

Zoning ordinances are complex, sometimes contradictory, change often and are filled with nuance and sometimes unwritten practices. There is a two inch thick zoning ordinance bible which is filled with descriptions, definitions, specifications, charts and maps dealing with esoteric issues regarding floor area ratios, floor space, lot sizes, number of dwelling units, height restrictions, front/rear/side facades, setbacks. building orientation. materials, outdoor space limits, permitted & special uses etc. etc. etc. The NDRC meets and previews the developers' proposal and many times starts a verbal and written dialog with the developer and or his attorney. This is an iterative process that leads to possible changes in project to comply with zoning specs. avoids/minimizes radical changes neighborhood and follows a handful of guidelines that the membership has adopted over the years. The NDRC simplifies the zoning issues and options understandable reasoning and a into an recommendation to the assembled membership after the developers' presentation and just prior to our advisory vote. Bear in mind the word "developer" is not a bad word...but there are 'good" and "bad" developers. Many seek max profit by selling the maximum amount of finished "floor space" per purchased lot as physically possible. This is done by trying to change the zoning to allow

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

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Directors:

Susan Radzinowicz Greg Brown Robert Taugner Amy Rosenwasser David Duggan

Newsletter Articles:Bill HaderleinNewsletter Editor:Jeanne HaderleinWeb-Site Design:Steve SternAdvertising Set-up:Ed Silverstein

increased unit density and unit size. When this is done the land parcel becomes more valuable. You can quote me if you like.."the lot value in SLN depends on what can be built on it". A few less than forthright developers go through this whole process just to "flip" the now more valuable property once the zoning upgrade has been obtained. [I know a city employee that has done this 4 times - all legit]. Other developers use highly experienced zoning attorneys from a handful of very well connected firms to try to aggressively push their project through at our level and above. On the other hand many developers build 'by right' to the current acquired zoning [or suitable upgrade] efficiently, timely with appealing designs and materials and SLN/NDRC never has to get too involved.

In summary the NDRC reviews the relevant zoning codes, deals with the project specs, drawings, materials and overall design. Facts/data control the review not mere opinion or bias. I have reviewed some key NDRC guidelines in the past and will briefly do so again:

- no zoning change is approved unless there is a tangible benefit to the neighborhood.
- -project must have one for one parking per dwelling unit
- multi unit buildings [other than two flats/lot] on side streets are considered not in the best interest of SLN
- new 3 units and above are limited to our busier streets of Ashland, Southport, Lincoln, Racine, Belmont and parts of Diversey.

If anyone has relevant knowledge/skills as discussed previously you are welcomed to join the NDRC. Feel free to contact me.

This month will be another interesting meeting. The folks behind the TEMPLE BAR revival will review plans and seek community input and approval. There will a zoning presentation for a building modification at the Fine Cleaners building at Barry & Southport. Also, the 3 DEM primary challengers to U.S. Congressman Mike Quigley are scheduled to drop in, briefly present themselves and field a few questions. [I promise to keep their talks short]. We may also have another political walk in or two?

In the meantime take care, see you all on the 13th. Sam

NOTE on numbers of newsletters and Facebook members.

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

MARCH 2018 MEETING - PREVIEW

Note to Readers: NDRC flyering of areas asking for zoning changes

1357-59 W. BARRY - ZONING CHANGE for conversion of commercial space to residential

This building is a beautiful brick 3-story rental property on the southeast corner of Barry and Southport with Fine Cleaners occupying the corner commercial space. The top trim is ornate and deserves a look at the next time you go by. There is a small commercial space (currently a photographer) in this building east of the corner. The Owner wishes to convert this space to a residential unit. However, in order to convert this space, the building would have to be up-zoned to a more lucrative B-2-3. If that zoning was permitted, the Owner could put in a higher number of units in the building then current zoning allows.

SLN's Neighborhood Development and Review Committee (NDRC) does not support this zoning change. The NDRC feels allowing an up-zoning would set a precedent for Developers in the future to ask for the same high density zoning.

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

TEMPLE BAR - 3001 N. ASHLAND - SIDEWALK/OUTDOOR CAFE

The owners of the former Temple Bar have been leasing out the business at this site. After several restaurant failings, the owners have decided to restart and run a reincarnation of the Temple Bar.

The owners will be presenting their plans for the outdoor area in the parkway.

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

U.S. CONGRESS - PRIMARY CANDIDATES

Around election time, the non-incumbent candidates contact SLN looking for some opportunities to meet people in the neighborhood face-to-face. The candidates will be there for the 6:30-7:00 premeeting socializing. They will also be given time to make a brief presentation to the members. Expected to attend: Steve Schwartzberg, Benjamin Wolf and Sameena Mustafa, all Democratic candidates opposing incumbent Mike Quigley. The election is Tuesday, March 20.

AT THE FEBRUARY 2018 MEETING:

SLN presents Athenaeum Theatre with \$1,000 donation

The Athenaeum Theatre has been hosting the SLN monthly membership meetings since September 2014. Jeff DeLong, Athenaeum's Director of Marketing & Development, and Allen Chambers, General Manager, have given SLN this space, rent free. For those who do attend the monthly meeting, it starts with Jeff giving a round-up of the upcoming Athenaeum shows. In appreciation of the space, SLN presented to Jeff a \$1,000 donation to the Athenaeum Restoration Fund at the February meeting. The Athenaeum simultaneously ran a matching donation campaign which many SLN members donated to. Members can donate to the Athenaeum or buy tickets for performances at www.athenaeumtheatre.org.

1501-03 W. George St - Zoning change and Single Family House

BACKGROUND: The 1503 W. George lot is a single lot of 50ftx 124ft. which goes from 1503 George to the sidewalk on Greenview. The 1503 lot has a non-conforming 3 unit rental property. This building was built before the zoning on the SLN residential streets was changed to allow only single family or 2-unit properties. The 1501 George section has a vacant front yard, a garage

accessible from Greenview that sits in the middle of the lot and a coach house on the back of the lot that butts up against the alley and spans over the two parcels. This coach house is now uninhabitable for structural reasons. Because the coach house has no garage access to the alley, Com Ed has placed utility poles there and ATT placed a fiber optic box there.

DEVELOPER and OWNER PROPOSAL: The Developer/Owner (the "D/O") wishes to split the lot into two parcels. 1503 George would be upzoned to RT-4 to allow for the existing 3 unit building and the split. Then that lot would be down-zoned to RT-3, like the rest of the neighborhood. Three parking spaces would be added to the back of the lot. The coach house and garage would be demolished on the 1501 lot and a single family house with a 3-car garage exiting onto Greenview would be built. With this design, the D/O indicated they would not incur the expense of moving the utility poles and fiber optic box for an alley access garage which they indicated would be a huge expense and take a long time to achieve. The NDRC noted that having the traditional garage alley access would generate three new street parking spaces on Greenview. In exchange for this concession to the Greenview garage access, the D/O indicated they would/could make a \$12,500 gift to the community, most likely Burley Elementary School. The D/O has indicated to the NDRC that the cost of moving the telephone poles and optic box is approximately \$50,000. This add-on issue is not set in stone.

QUESTIONS/COMMENTS: A resident of the 1500 block of George said the neighborhood has been waiting for years to have this unsightly corner redesigned. There was general opposition to the 3car garage, the Greenview curb cut and lack of more green space. The D/O indicated the house across the alley had a 3-car garage. Sam Samatas, chair of the NDRC, noted that the Project had many positive qualities but because of the Greenview curb-cut issue for the garage and the D/O's not wanting to relocate the alley utilities, the NDRC did not feel the D/O had gone far enough in making this zoning change request, a benefit to the neighborhood and did not support this Project. At that point, a member questioned whether the NDRC had ever approved a Project and demanded an inventory of the NDRC's votes on recent zoning issues. Mr. Samatas was able to reel off some recent approvals including the new building at the corner of Diversey and Lincoln.

A secret paper ballot vote was taken. In favor YES=31

Against NO=10

The results of the vote were forwarded to Alderman Waguespack's office.

1246 W. George - zoning change and conversion to a Single Family house

a BACKGROUND: This is 2-story brick manufacturing building that goes lot line to lot line. It is zoned M1-2 and currently operates as office headquarters for a software developer. It is the last of the former Meat-Packing buildings that dominated the Lincoln/George/Lakewood area up until the late 1990's and early 2000's. Under the current M1-2 zoning, the owner could build a 6,700 sq.ft. building at a height much taller than any existing residential building in the area.

OWNER PROPOSAL: Presenting was the Owner and the potential General Contractor who converted the next door property at 1248 W. George. The Owner wants to change zoning to residential RT-4 which is consistent with the other residential properties on 1200 George and limits the height to 38ft. A 3rd floor would be added to the current building. That would be recessed from the front and the back. There would be an access structure on top of the 3rd floor allowing access to roof. The garage is already attached to total building and would not change.

The proposal is similar to the building at 1248 George St. but slightly smaller. The owner feels that with what could be built under the M1-2 zoning, this is actually a down-zoning.

PREVIOUS EMAIL VOTE: In December 2017, SLN ran a test email voting program using flyering, email and Facebook to solicit an opinion on this Project. The results of that email vote were:

Residents in immediate area - In favor YES=2, against NO=12. SLN general membership - in favor YES=18, against NO=1. With the huge disparity in the vote, Alderman Waguespack directed SLN to conduct a vote following the standard membership meeting format.

QUESTIONS/COMMENTS: A husband and wife from across the alley of the Project voiced their displeasure with the Project. The couples' comments toward the Contractor were very heated. They cited the December 2017 vote as proof that the immediate area is against it. They stated that

the contractor that built 1248 George constantly blocked the alley, was disrespectful and accessed neighbors property without permission in order to rehab that 1248 building. They felt that this building would tower over the surrounding buildings (not true) and would block out the sun. The neighbors also stated that the 1248 neighbor would have raging roof deck parties that were disruptive to the neighborhood. Other nearby neighbors supported these comments. The Owner replied that they should not hold the actions of the 1248 George rehab or its owner against his proposal. The Owner stated that he intends to rehab the current building and if the RT-4 zoning is not granted, he could build a much larger building under the current zoning, but he said that was not in any way a threat to do so, but he would do his best to keep the contractors alert to the neighbors needs. The Owner reiterated that the zoning and the height of this Project were consistent with the other homes on the 1200 block of George, despite the continued objection of the across-alley neighbors. Sam Samatas gave the NDRC opinion. Some general SLN members tried to convince the nearby neighbors that the zoning change to RT-4 was in their best interest. The NDRC supported the Project and felt that is was important for that block to get rid of the last M-manufacturing zoning parcel. A dog kennel of a bar like the notorious Vida Lounge could go in there under the current zoning. He said that the best way to keep the contractor in line is by getting the police involved. As for the lost sunlight, Sam relayed a saying told to him by an attorney that people do not own the view, sunshine or shade. Though some may be negatively affected, the single-family RT-4 home is the best option.

A secret paper ballot vote was taken. In favor YES=24 Against NO=15 Email responses from this flyering

Email responses from this flyering: NO=4. Not allowed under SLN's by-laws.

The results of the vote were forwarded to Alderman Waguespack's office.

1211-13 W. Belmont - zoning change for a 6 unit condo building

BACKGROUND: 1211 W. Belmont is Murphy's Hot Dogs and owned by Murphy. 1213 W. Belmont is a 2-flat rental property owned by Murphy's mother-in-law.

PROPOSAL: Murphy is working directly with a Developer. The buildings on both lots will be demolished. A 6-unit condo will be built. No commercial on the ground level. A zoning change to B-2-2 is needed for the elimination of the ground level commercial space. The Developer did not want commercial as he noted there are multiple commercial vacancies already on 1200-1300 Belmont. The Developer noted that a Project he built on 1100 Belmont has had the commercial space sitting vacant for 2 years now. Plans for the building are 6ft under the maximum height, and as requested by the NDRC and the Alderman's office. there is an enclosed parking garage for safety reasons and balconies are only in the back, not over the Belmont sidewalk.

QUESTIONS/COMMENTS: There was some questioning whether the Chamber weighed in the on loss of potential commercial space, but they had not given any input. Murphy was in attendance and gave a heart-warming speech that he has been in business for 31 years and wants the project to benefit the neighborhood and these plans took the all the NDRC's suggestions in effect. Murphy stuck around after the meeting and fans of his hot dog, sausage stand wished him well and hoped he would relocate within the neighborhood.

A secret paper ballot vote was taken. In favor YES=27 Against NO=5

The results of the vote were forwarded to Alderman Waguespack's office.

NEIGHBORHOOD NEWS/INFORMATION

Real Estate Watch within South Lakeview Neighbors boundaries: Compiled by Susan Radzinowicz, Berkshire Hathaway Home Services 773-858-1592

<u>Address</u>	<u>Price</u>	Type DOM	
1632 W Diversey #2W	\$475,000	Condo	24
1350 W Diversey #2	\$484,000	Condo	28
1710 W Diversey #3E	\$490,000	Condo	86
1252 W Diversey #1	\$525,900	Condo	78
1238 W Fletcher #C	\$541,222	Condo	8
1348 W Fletcher	\$599,000	Condo	35
1235 W George #112	\$629,900	Condo	8
1342 W Belmont #3W	\$725,000	Condo	45
1342 W Belmont #2E	\$749,000	Condo	7
3026 N Lincoln #3A	\$750,000	Condo	73
2815 N Lakewood	\$820,000	SFH	65
1544 W Diversey	\$960,000	MU	40

FROM OUR ELECTED OFFICIALS & CAPS

Community Relations Strategy (previously called CAPS)

See the "SEASONS GREETING" insert from CAPS in the Advertisements

Beat 1933 - east of Lincoln Ave and west of Racine, Belmont to Diversey

Next meeting is Tuesday, March 13th at 6:30 pm 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 12th at 7:00 pm 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 21 at 7:00 pm 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

Sgt Mary Hein

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

Lakeview Chamber of Commerce (SSA 27)

1409 W. Addison

www.lakeviewchamber.com 773-472-7171

1) The Lakeview Chamber of Commerce and Special Service Areas (SSA) 27 are pleased to announce a brand new program that offers financial support and technical assistance for unique events and projects taking place in the Lakeview neighborhood. With funding from SSA 297, the Community Events & Placemaking

Support Program furthers the organization's goals to create memorable experiences and promote the neighborhood within the boundaries of the SSA. Eligible applicants may receive a grant of up to 25% of eligible costs, not to exceed a total of \$5000, or other technical assistance from the Lakeview Chamber. Applications are due by March 31st. For more information, please visit www.lakeviewchamber.com/supportmyevent.

2) Special Service Area (SSA) 27 has extended its Security Rebate Pilot Program through June 2018, providing eligible businesses and residents located within the SSA boundaries with funding to install or upgrade security camera systems or exterior lighting. Applicants that meet all Program requirements may receive a rebate of up to 50% of eligible costs, not to exceed a total of \$500 per project.

Applications will be considered in the order they are received until the all the Program funding is disbursed for the fiscal year. Learn more and download the program guidelines and application by visiting www.lakeviewchamber.com/ssa27, or email ssa27@lakeviewchamber.com.

OTHER SLN INFORMATION

Block Captain Program - members needed for the 2017-18 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.

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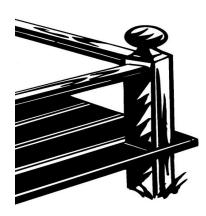
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We look forward to working with you!

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