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.)

#### **APRIL 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 had a little too much coffee the other day and had a little trouble sleeping and started thinking about South Lakeview Neighbors with the emphasis on "Neighbors". Two and a half years ago our then president had to step down midterm due to a family emergency and I as longtime 1<sup>st</sup> VP was required to step up. It was not a role that I aspired to and previously declined many times but there was a need and more importantly an obligation.

I chose not to change any direction or emphasis other than refocus the Neighborhood Development Review Committee, NDRC, to becoming smaller in members, overall more skillful with emphasis on legal, architecture and construction backgrounds and more reliant on analytics and data rather than In my view the NDRC should be opinions. transparent and should not impose zoning/development position onto the membership but make a recommendation based on a collective detailed review. I have talked and written about the guidelines in the past but generally the NDRC is recommending developments that have tangible benefits to the neighborhood.

MEETING AT A GLANCE TUESDAY, APRIL 10, 2018

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

#### Agenda:

- 1) 1214 Fletcher zoning change
- 2) Pedestrian Retail Designated Street Ordinance for 2800-3200 Lincoln Ave.

I mention all of this as a way of introducing a guest speaker at our April 10<sup>th</sup> meeting – Lee Grandell, Exec Dir Lakeview Chamber of Commerce. He is introducing a proposal to change the zoning on Lincoln Ave between Belmont and Diversey to a

"PEDESTRIAN DESIGNATED STREET" or commonly called "P-STREET". Historically this special zoning is "intended to preserve and enhance the character of streets/intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts". Nearby P-Streets are [1]Belmont Ave between Halstead and Racine and [2]Lincoln Ave between Fullerton and Diversey. I recommend you acquaint yourself with the ordinance by searching:

- 17-3-0500 Pedestrian Streets Chicago Ordinance or
- www.chcicagocode.org/17-3-0500

By itself this new zoning would be innocuous. In July of 2015 Mayor Emanuel introduced an

ordinance that expanded the radius of Transit Oriented Developments [TOD] on P-Streets to ½ mile from CTA/METRA stops – about a 10 minute walking distance. TOD's are those tall and highly dense low or no parking apartment buildings currently popping up in areas marketed to young professionals and restless twenty somethings. [GOGLE or search CHICAGO TRANSIT ORIENTED DEVELOPMENT]

This is a complex issue but basically parcels with B or C dash 3 zoning qualify for additional units/height and parking relief. To put this in perspective in the SLN area B2 [dwelling units on ground level] and B3 [dwellings above commercial] dash 3 have been the most requested single lot zoning but rarely granted. Usually, the NDRC works with the developer to down scale to dash 2 with one for one parking and 3 dwelling units total. TOD could potentially allow up to 10 small units. Also, combining lots for one development has not been encouraged.

The bottom line is that this change is happening in desirable gentrified areas in this city [drive up/down Lincoln Ave.] and other large US cities. Based on my facilitation of our meetings I am estimating that slightly less than half of our membership will be in

### **South Lakeview Neighbors 1505 West Oakdale Avenue**

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favor and the others will be against these proposals, a recipe for interesting discussions.

This is just the beginning of these talks and there will be more in the future. I urge all to get educated, listen and keep an open mind.

Also, at our April meeting is a zoning change request for 1214 Fletcher. This is currently an older frame 2 unit with a boarded up 2 unit coachouse. The developers' latest plans call for RT-4 zoning [large residential] for an unusual 2 unit building with private roof deck and a garage deck connected by a metal catwalk. This will be a voting issue.

The Nominating Committee for 2018/19 SLN officers and directors will be meeting soon. If you have interest in getting involved, having a say or have a background that could benefit help our organization send me an email president@SLneighbors.org with some brief information. Besides the regular meeting the board usually meets for about 1 ½ hours on the third TUE of the month. Real activity will not begin till Sept since we are off in the summer.

See you all on April 10<sup>th</sup>. Take care. Sam

### 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

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#### **APRIL 2018 MEETING - PREVIEW**

#### 1214 W. FLETCHER - ZONING CHANGE

This lot is 6 lots west of Racine. It is zoned C1-1, which is commercial. The zoning is a remnant of the olden days when various types of businesses were spread throughout the neighborhood, even on the side streets. Currently a 2-flat with a dilapidated coach house sits on the site.

The Developer is requesting a zoning change to RT-4 in order to build a 3-story, 2-unit duplex, slightly over-sized condo building. This zoning is consistent with the current zoning on the 1200 block of Fletcher.

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

### PEDESTRIAN RETAIL - DESIGNATED STREET ORDINANCE - Lincoln Ave from 2800N to 3400N

The Lakeview Chamber of Commerce will make its initial presentation regarding classifying this stretch of Lincoln Ave. as a Pedestrian Street or a Pedestrian Retail Street.

**Purpose of Designation**: 1) "to preserve and enhance the character of streets and intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts. The regulations are intended to promote transit, economic vitality and pedestrian safety."

**Description and Criteria for Designation**: 1) high concentration of existing stores and restaurants, 2) about a street with of right-of-way of 80 feet or less, 3) have a continuous pattern of buildings that abut or very close to the sidewalk, 4) have doors, entrances and storefront windows abutting the sidewalk and 5) have very few vacant stores.

Once the Designation of given, there are related "Standards" for new Building locations, Transparency(windows), Doors and Entrances, Parking Requirements and Prohibited and Special Uses.

## Pedestrian Designation as it relates to the TRANSIT-ORIENTED DEVELOPMENT (TOD) ORDINANCE

A "TOD" (see the new building at Lincoln/Paulina Brown Line Stop) can be built within 1,320 of a CTA or METRA rail station. With the Pedestrian Designation, that distance is doubled to 2,640 feet. Our city blocks are 660ft.or 220 yards long. So a TOD could be built within 4 blocks of an L station under a Pedestrian Designation. Doing the math, that would mean that Lincoln Ave. south of Belmont and just north of Diversey would qualify for a TOD Development.

#### AT THE MARCH 2018 MEETING:

1357-59 W. BARRY - ZONING CHANGE for conversion of commercial space to residential BACKGROUND: This building is the 3-story rental property on the southeast corner of Barry and

Southport with Fine Cleaners occupying the corner commercial space. There is a small commercial space (currently a photographer) in this building east of the corner. The Owner wishes to convert this commercial space to a residential unit. In order to convert this space, the building would have to be up-zoned to a more lucrative B2-3 to legally accommodate the increased number of units.

OWNER PRESENTATION: The owner, a banker with Wintrust, and his architect were present. The Owner has owned the building since 2011. The Owner stated that during his ownership, he rehabbed several of the apartments, removed the party roof deck, rented mainly to quiet tenants that respect the neighborhood and has kept the exterior of the building in great condition. The Barry Ave. commercial space is coming up for lease renewal and with the high commercial vacancy rate in the area, the Owner feels it is a great time to convert that unit to residential. This is the only change the Owner intends to make to the building. The Owner said he could sign a covenant to re-down zone the property back after the conversion was made.

QUESTIONS and COMMENTS: Comments from the Membership were against an upzoning and the consensus was the commercial space in question is perfect for the type of small service business we see in this area.

Sam Samatas delivered SLN's Neighborhood Development and Review Committee (NDRC) finding. The NDRC invoked the "no zoning change unless there is a tangible benefit to the neighborhood" mantra. He noted that even though one extra rental unit will in no way affect the neighborhood, there are currently four other Developers requesting the higher B2-3 zoning for their projects. If the neighborhood grants a zoning upgrade here, it would set a precedent for future developments. The NDRC did not support the zoning change.

A secret paper ballot vote was taken. In favor YES=7 Against NO=22

The results of the issue and vote were forwarded Alderman Waguespack for his final decision.

Postscript - the NDRC is working with the Owner to investigate a solution to this issue without a zoning upgrade.

### TEMPLE BAR - 3001 N. ASHLAND - RESTART OF BUSINESS AND LIQUOR LICENSE

Since Little Bucharest moved over to Elston, we have had Fearons, The Temple Bar, B&B Restaurant and Reinas Restaurant. The original owners of The Temple Bar came to the meeting to present their preliminary plans for the space. Currently, Temple Bar Chicago has applied for a liquor or amusement license with the City of Chicago and the nearby residents have received a notice from the Department of Business Affairs and Consumer Protection-Local Liquor Commission.

As the Owner-operators of The Temple Bar were being introduced by Sam Samatas he was interrupted by a man who said he wanted the floor to make some comments about The Temple Bar. The floor was surrendered and the man introduced himself and his wife as the owners of the house across the alley from the bar. The man went into dissertation of their life in their house since they move there in 1984 across the alley from Little Bucharest and then the succession of bar restaurants. The home owner listed a litany of complaints including noise issues, outside TV issues, inconsiderate managers and patrons including people sitting and smoking on their front porch and poorly maintained and overflowing dumpsters outside of their bedroom window on the alley. The Temple Bar owners were on the defense from the start. They claimed they only owned and operated the bar the first year and it was leased out for the years after that. The home owners did not take that as an excuse because as the lessee, they were ultimately responsible. After Sam S. calmed down the situation, the Temple Owners introduced the new manager of Temple who happens to be Branko's daughter from Little Bucharest, Brenda who grew up on the 2nd floor of the building. Brenda and the Owners let the crowd know they were still in the planning stages and were looking for feedback from the neighborhood. They said the bar would not have any college or English Soccer affiliations, no outside TV's, they are eliminating the loading zone on Wellington and will be more of restaurant than a bar based on the actual size of the bar and projected food vs. liquor sales. Other comments from the membership were in opposition to any bags/cornhole games being played on the sidewalk, suggested moving the sidewalk cafe farther away from the houses on Wellington and more towards Ashland and policing patrons when they leave the premises. Brenda and the Owners

stated that at this time, they are not seeking an outside patio license.

As their bar/restaurant concept was is still being worked out, Sam S. suggested a hand vote to get a feeling if the neighborhood supported the idea of the resurrection of the original Temple Bar concept. In favor - YES=23

Against - NO=7

The results of the issue and vote were forwarded Alderman Waguespack for his final decision

The Temple Bar presenters (Sean Fearon and Pat Keane) have provided us with a timeline of that establishments ownership.

Until 2004 - Little Bucharest

2004-2005 - DeClan's: owner Declan Morgan

2005-2010 - Fearon's: owners Sean & Mark Fearon 2010-2011 - Temple Bar Chicago: Sean Fearon &

Pat Keane (presenters at the March meeting)

2011-2014 - Temple Bar: Mike Hartman

2014-2017 - Beef & Barley and Las Reinas: Mike Hartman

The presenters tried to make the point that for most of the years, they were not the owners of the business.

## LINCOLN/BELMONT/ASHLAND Reconstruction Project Update - as attended by Bill Haderlein

The last meetings on this Project were held in late 2015 and early 2016, culminating in a public presentation by the Chicago Department of Transportation (CDOT) held at St. Lukes on March 29, 2016. On February 23, 2018, Chicago Department of Transportation (CDOT) held an update for the intersection Project for the Task Force Group. The Task Force Group consists of Alderman Waguespack's, Tunney and Pewar offices, The Lakeview Chamber of Commerce and representatives from Roscoe Village Neighbors, West Lakeview Neighbors and SLN. In attendance for SLN was myself, Bill Haderlein, David Duggan and Bob Blitstein.

CDOT's overall goal for the Project for the intersection is 1)Safety, 2) Walkability, 3) Reducing the "barrier effect" of the long cross walks, 4) Upgrading the infrastructure, lighting and street lights and 5) Supporting public transportation and biking transportation.

At this update meeting, three newer proposals or issues were discussed. The SLN membership attending the March meeting were polled on these issues. Here are the results

.

ISSUE #1- No right turn heading south from Ashland Ave. to west bound Belmont Ave. during "peak periods." Poll result - UNAMIMOUSLY OPPOSSED. Reason: any traffic change that will force traffic off main arteries onto the residential side streets is not in the interest and causes safety issues on the residential streets.

ISSUE #2- Construction of a People Plaza in front of the Bank of America Bank. Poll results - UNAMIMOUSLY OPPOSSED. Reason: No members could foresee themselves spending any time in such a high traffic area with nothing like a coffee shop to draw you there in the first place.

ISSUE #3- White sitting pods. Poll results - MOSTLY OPPOSSED. Nobody admitted sitting on them and would prefer benches.

The poll results along with the reasons were forwarded to CDOT in an email. CDOT has confirmed receipt of the information and "will take them into consideration."

CDOT's revised timeline for the Project is a follows:
1) 12 months for Phase II designs to be completed.
2) Obtain funding for construction of the Project.
So we may be looking at something like 2020, if the funding can be obtain.

You know how the song goes: In the year 2525, if man is still alive, if woman can survive, they may fly (through the LBA intersection, if we can get some blanking funding and how have we survived all these years with this crappy intersection littered with dead pedestrian bodies and piled-up car crashes).

#### PRIMARY CANDIDATES visit SLN meeting

Election time brings out the candidates. Generally the tier-two candidates are looking for face time before neighborhood groups. In this day and age, if a candidate makes an in-person impression, word can spread quickly via the www.

Two candidates for the Democratic US Congress seat held by Mike Quigley were heard. Ms. Sameena Mustafa made an impression by quickly correcting Sam S's pronunciation of her last name and declaring up-front that she was born in Evanston,IL. to Indian Muslim immigrants. I think we will be seeing her name pop-up in the future. Mr. Steve Schwartzberg, an academic, who worked on the Bernie Sanders campaign, ran for Congress to keep the fight going gave a "stream of conscious" presentation that touched on the outrageous salaries of Fortune 500 CEO's and the Cherokee Indian forced relocation in 1836 from southeast United States to their reservation in Oklahoma know in history of as the Trail of Tears.

The results were of the primary were: Mike Quigley - 56,067 (62%)
Sammena Mustafa - 21,708 (24%)
Benjamin Wolf - 8,542 (9%)
Steven Schwartzberg - 3,624 (4%)

If it means anything to Mr. Schwartzberg, an SLN member told me after the meeting that he was changing his vote from Quigley to Schwartzberg based on his stump speech.

James "Jamie" Shapiro easily won for Judge of the 8th Subcircuit over four other challengers. He has appeared at more SLN meetings as a candidate over the years than any other candidate and it has finally paid off.

#### **SLN SPORTS PAGE**

### LOYOLA RAMBLERS - Road to the Final Four in 1963

I usually get blank stares from SLN members when I start talking about sports, but there are many historical and social issue lessons in sports.

Unless you are living in a cave, you know The Loyola University Ramblers made it to the Final Four. You may also know by now that they were NCAA Basketball Champions in 1963 over a powerhouse University of Cincinnati team led by Oscar Robertson (the Big O) who once averaged a triple double for a whole NBA season. That Loyola team consisted of nine players of which four were white and five were black. Four of the starters on that team were black. In the Elite Eight Game, Loyola was to face Mississippi State University in

East Lansing, MI. Mississippi State had been forbidden by its' State officials from competing against integrated teams and were prevented from playing against Loyola University. Loyola would have then won the game by forfeit. However, the Mississippi State team defied the officials and snuck out of town to play Loyola. Loyola won 61-51 and eventually the championship. That game known as the "Game of Change" was a seminal moment in sports.

Even three years later in 1966, Adolph Rupp's all-white University of Kentucky team (which included future LA Laker and Miami Heat coach Pat Riley), lost to Texas Western who had five black starters in the NCAA title game. Rupp signed his first black basketball player in 1969.

Now in 2018, Mississippi State University's team has 13 black players and 2 white players.

P.S. the next time you see me, please tell me that you are at least turned to the SLN Sports Page and read this article. Bill Haderlein (about 30 hours invested in watching the NCAA tournament and checking the bracket pool I am in). Thank You.

#### FROM OUR ELECTED OFFICIALS & CAPS

Alderman Waguespack 32<sup>nd</sup> Ward News Office located 2657 N. Clybourn, 773-248-1330 www.ward32.org, email = info@ward32.org

We have been getting several complaints in the areas of Lakeview, Logan Square and Avondale, among other areas, regarding catalytic converter thefts. It takes just 60 seconds to cut off the pipe.

Catalytic converter and wheel thefts typically occur at night or early morning hours and when vehicles are parked for prolonged periods in spots accessible to thieves. Thieves tend to target SUVs, because they sit high off the ground and are easy prey. If you hear cutting on your block try to identify any vehicle you see, get the plate and call 911 immediately.

#### WHAT YOU CAN DO:

- Always park in well-lit areas
- Purchase a vehicle security system and make sure it's set to trigger with just the slightest motion

- Visit a local muffler shop and have the converter secured to the vehicle's frame with hardened steel welded to the frame
- Install locking lug nuts on your vehicle
- Check out the different types of catalytic converter theft deterrent systems at your local auto parts store or online
- Do not confront the offenders; call 911 Report any suspicious individuals or vehicles by calling 911 immediately
- Suspicious vehicles include vans or trucks double parked on a street with the engine running
- Note any license plates of suspicious vehicles (parked in alleys, parked illegally, etc)
- Inform the 911 call-taker that you are calling about a suspicious person in an area with numerous thefts

### Community Relations Strategy (previously called CAPS)

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

Next meeting is Tuesday, May 8<sup>th</sup> at 6:30 pm at Illinois Masonic Hospital, 836 W. Wellington, 7<sup>th</sup> floor auditorium at 6:30pm.

Beat 1932 - east of Ashland and west of Lincoln, from Belmont to Fullerton

Next meeting is Monday, May 7<sup>th</sup> 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, May 16th at 7:00 pm at the 2452 W. Belmont Police Auditorium.

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

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

#### 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. 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/

#### 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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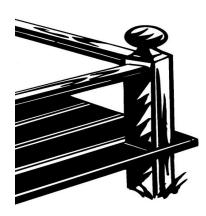
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Visit **ward32.org** to find out more about available services. While you're there, sign up for the 32nd Ward email newsletter to receive up-to-date information about news and events in the Ward and City.

We look forward to working with you!

#### **32ND WARD SERVICE OFFICE**

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