



# South Lakeview Neighbors

1505 West Oakdale Avenue, Chicago, IL 60657

Web Site: [www.slneighbors.org](http://www.slneighbors.org)

General email: [info@slneighbors.org](mailto:info@slneighbors.org)

President email: [president@slneighbors.org](mailto: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 2019**

## FEW WORDS FROM OUR PRESIDENT ...

When the weather starts to improve and the calendar flips over to April most folks relate to April 1 as "April Fools' Day". I have a totally different view. As you may have noticed from my past writings and our meetings, I hold the service of our veterans and the branches of the military in high regard. April 1, 1945 was the beginning of the battle for Okinawa, the first Japanese home island to be reached. It was the largest naval assault to date in the Pacific theater. The US, UK and allied forces consisted of 1500 ships, 1000 carrier airplanes and 548,000 mostly Army, Marine and British troops.

The Japanese held the high ground with over 130,000 fanatical fighters with elaborate defensive positions and armaments. Surrender was not their option. It took 3 months of bloody and violent fighting with 49,000 US casualties [83,000 total] to declare the island secure on June 23, 1945. The newly installed President Truman [FDR died a couple of weeks earlier] issued a stern warning to the Imperial Command... "If the Japanese insist on going beyond the point of reason... their country will suffer the same destruction they have seen come to Germany as a result of useless continued resistance." Obviously, this was a poignant warning and predictor of things to come. Once again, thank a veteran for their service.

Back to the neighborhood. Last month we heard from Paul Sajovec, Chief of Staff for Alderman Waguespack. He highlighted the implications of the newly adopted "Transit Oriented Development [TOD] Expansion Ordinance to SLN. The bottom line is ASHLAND Ave has the same status as an "EL" station. Therefore, TOD zoning and new larger development bonus incentives can apply to

## MEETING AT A GLANCE TUESDAY, APRIL 9, 2019

**ATHENAEUM THEATRE  
2936 N. SOUTHPORT**

**MEMBERSHIP DRIVE in the  
ATHENAEUM 1<sup>ST</sup> FLOOR CURTAIN  
CALL CLUB BAR**

**7:00PM – 8:00PM**

### Agenda:

- 1) Membership Drive – Join or Bring a New Member and get a Free Drink**
- 2) Fertile Gardens – Spring Planting Advice**
- 3) Athenaeum Theatre – behind the scene tour by Jeff DeLong**

business/commercial and high-density residential lots within ¼ mile of ASHLAND. By right, a developer then only needs to meet half the current 1 apt for 1 parking requirement or have up to no parking if alternative car sharing or bike parking is on site. Conforming projects, new proposals and zoning changes for much taller and higher density developments in effected zoned B, C, D, M, and RM5 + parcels can and will be expected. More information is elsewhere in the newsletter.

*Please take note of our new and repeat advertisers and try to patronize them.  
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We also had the pleasure of hearing from Bridget Degnen, our new Cook County Commissioner for the 12 District. She was victorious over John Fritchey in last November's election. What I found to be new and interesting from her talk was the possibility of the leveraging and combining of county, aldermanic and city assets and resources all on to an issue or problem. I think going forward SLN needs to develop a closer relationship with her and her office.

There is not anything new major pending but there is a great deal in the works. Briefly around the neighborhood – [1] Bel Ray Affordable SRO Apts expansion at Racine/Belmont has received local approval and is moving forward with the managing group now applying for government funds. I suspect they may break ground in the fall. [2] 1446-50 Barry developer has applied for demo permit but the final proposal for units, type, parking has not been presented or reviewed. A towering oversized 8-unit condo building was originally proposed and halted. The current zoning is B1-3 so my earlier verbiage relative to Ashland TOD could apply. [3] St. Al's Convent will soon become a temporary shelter for 25 young undocumented Central American girls operated by Maryville Academy. They have arrived without accompanying adults at the Texas border. If you remember this was favorably voted in after a

heated discussion at the Feb 12 meeting. The March 27 Inside-Booster edition had a good front page article about this and quoted SLN's newsletter.

Our next meeting is Tue April 9 and we are doing something different. Instead of a meeting we are having a "membership drive" and an "open house". From 7pm to 8pm we are gathering to socialize in Athenaeum Lobby café/bar. Board members will be present to answer questions. Pizza and some dessert will be served and the owner of Fertile Gardens will be on hand to talk about and answer questions on spring planting, gardening and maintenance. We urge all to bring a friend[s] to join SLN and both will get a free drink. [the \$10 is get you issue voting rights and entrance to two seasonal parties with free food and drink]. There will also be a free raffle for a special designed live plant planter suitable for a porch, deck or yard. If all of that is not enough, Jeff Delong will take all who want to go on a quick tour on the back room workings of the theater.

For those that would like to be more involved, we are looking for some new recruits to join our board. If you have any kind of skill set including accounting, legal, publicity, web management, writing, real estate, political science, zoning, contracting/construction, etc., we could use a little help to insure the future viability of the organization. Usually the time commitment is one extra meeting a month. You would also be welcomed if you would like to be an occasional contributor to the newsletter with restaurant/business reviews, police/crime blogs, real estate transactions/issues or items of general neighborhood interests.

As always, take care and feel free to tell me what you think at [president@SLneighbors.org](mailto:president@SLneighbors.org) Sam

## South Lakeview Neighbors 1505 West Oakdale Avenue

[www.slneighbors.org](http://www.slneighbors.org)  
email = [info@slneighbors.org](mailto:info@slneighbors.org)

### Officers:

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## **APRIL 2019 MEETING - PREVIEW**

SLN has put together a social event for the April Meeting. The meeting is designed to bring in new members and will be held in the Athenaeum's Curtain Call Club on the 1<sup>st</sup> floor just off the main lobby. There is a nice bar there and tables to sit at or side rails to drink and talk.

### **Membership Drive –**

NEW MEMBERS joining at the April Meeting and/or SLN MEMBERS who bring in a NEW MEMBER will get a FREE DRINK.

There will be pizza from The Art of Pizza for all in attendance.

WHY SHOULD I JOIN? Our Alderman Scott Waguespack uses votes from the SLN membership meetings to gauge the neighborhood's position on zoning changes, developments and other issues.

### **Fertile Gardens – Spring Planting Advice (@ 7PM sharp)**

Susan Brandstetter from Fertile Gardens on Diversey will speak on the Spring preparation of shrubs, trees, bushes and grass. A flowering container planter will be raffled off. All in attendance receive a free raffle ticket.

### **Athenaeum Theatre – behind the scenes tour**

Jeff DeLong, Director of Marketing & Development will provide a behind the scenes tour of the Athenaeum Theatre facilities.

Current members, potential new members and former members looking to renew, please join us for social yet informative April Meeting.

## **BOARD MEMBERS wanted for the 2019-2020 SEASON**

In late April, the SLN Nominating Committee will be meeting to present the slate of Officers and Directors. In order to be considered for the Board, you must have been a member for at least one (1) year. For your information:

The open SLN membership meetings are held the 2<sup>nd</sup> Tuesday of the month in September–November and February–May.

The Board meets the 3<sup>rd</sup> Tuesday night of the month in August–November and January–April.

A Board member gives input and helps set the agenda for monthly membership meetings, can recommend topics or speakers, head a committee for a specific issue that is being considered or can help the President contact meeting presenters (such as people running for elected office or new businesses). But most important, is attending the majority of the Board meetings and giving your input.

This season SLN monthly meetings have included:

- Alderman Scott Waguespack
- Cook County Commissioner Bridget Degnan
- Five candidates running for mayor
- Congressman Mike Quigley commenting on the Russian collusion investigation
- Lincoln/Belmont/Ashland traffic changes
- Blue Park Playlot renovation plans
- Amusement license – El Tequilas
- Zoning changes - 2930 N. Lakewood
- Bel Ray SRO Apartments
- Special Use Permit – St. Alphonsus Convent

With some recent City Council legislation, Developers are poised to make their move in the SLN neighborhood. Get involved now.

Contact us at

Email = [info@slneighbors.org](mailto:info@slneighbors.org)

if you are interested or want some more information.

Please leave a little background information on yourself and contact info.

## AT THE MARCH 2019 MEETING

### Newly-elected Cook County Commissioner Bridget Degnen

SLN has been committed to giving our membership quality face-time with our elected officials. Alderman Waguespack appears yearly at our September meeting. U.S. Congressman Mike Quigley stops in at least once of year when his D.C. schedule does not conflict with our 2<sup>nd</sup> Tuesday of the month meeting. State Rep Ann Williams appears yearly to the membership and is often a contributor to the newsletter. With that commitment in mind, our new County Commissioner Bridget Degnen was invited to introduce herself to the membership and give her insight to the upcoming year.

Ms. Degnen started off with her background. Ms. Degnen's undergraduate degree was in environmental engineering. After graduating, she served in the Peace Corp in Mali, West Africa in a small village. She said there was no running water or electricity, but plenty of scorpions. There, she learned to build working friendships and how to get the villagers to do work to help their own village instead of the villagers depending on the Peace Corp workers to do everything for them. After her return, she worked several years as an environmental engineer directing crews throughout North America. She then attended and graduated from Loyola University Law School. Her law career encompassed prosecuting corporate polluters and working on the State cannabis program.

Ms. Degnen's district starts on the northside in Lakeview and Wicker Park and snakes north to the Northcenter neighborhood and winds up on the northwest side at Portage Park. She said she was excited to be in this position as a "public servant" and not to rule over her constituents. She also said she was excited about being a woman in politics on the male-dominated Cook County Board. She gave the members an overview of the Cook County Commission. They have a \$6,000,000,000 budget. Their main oversight includes the Cook County Hospital, the Forest Preserves, Veterans Assistance, Cook County Sheriff and the States Attorney and Treasurer are funded from the Commission's budget. Her immediate focus is to raise non-taxable revenue to help pay down the County's pension debt; Environmental work with the Park District, Forest Preserves and Shedd

Aquarium and anti-crime initiatives with the Sheriff's Office.

Since being elected, she said she has been on a listening tour. Some things she is working on are:

- Raising revenue through pollution fines. She commented that revenues from these fines have been on a downward spiral for years.
- Pop-up food trucks in the Forest Preserves to enhance the users experience and generate sales tax and license revenue.
- Anti-crime initiatives where the Cook County Sheriff Department would work with the City of Chicago on street corner anti-crime initiatives.

Ms. Degnen told the membership to contact her with any questions even if it has to do with another elected official. She feels there is definite overlapping between elected officials. Ms. Degnen was in the process of opening up her office. Her current contact information is

Email= [bridget.degnen@cookcountyil.gov](mailto:bridget.degnen@cookcountyil.gov)  
Phone = 312-603-6380

### Transit Oriented Development (TOD) Expansion Ordinance relating to Ashland Ave.

In early 2019, the Chicago City Council quietly passed an expansion of the TOD development ordinance. TOD allows for the development of taller, higher density and less on-site buildings. Originally limited to 250ft of a CTA Rapid Transit or Metra stop. It was then expanded to 1,320ft. (1/4 mile) and 2,640ft (1/2 mile) if located on a Pedestrian Retail Designated Street (like Lincoln Ave.). The TOD Expansion Ordinance expands the policy to eight high ridership, high frequency CTA bus corridors "to encourage sustainable development near transit and connected communities." One of the eight bus corridors chosen was Ashland Ave. from Irving Park Road, through the SLN neighborhood, down to 95<sup>th</sup> Street on the South Side.

32<sup>nd</sup> Ward's Alderman Waguespack's Chief of Staff Paul Sajovec presented to the membership some information relating to the TOD Expansion. Paul started out the presentation by noting that the Alderman has been critical of the Expansion contending that it is a City Council give-away to real estate Developers. The TOD expansion allows for residential developments to be built to a height of 55ft. if lot frontage is 25 feet or less (standard

city lot) to 80ft if lot frontage of 100 feet or more. The number of units allowed in the buildings is increased as the required square footage per unit is reduced. Most units would be one bedroom or even studio apartment size. Off street parking requirements can be reduced by 50% and up to 100% in some cases. Paul explained in the SLN boundaries, a TOD could be built within 1/4 mile of (2 full city blocks) of Ashland Ave. on property currently zoned B-Business, C-Commercial and M-Manufacturing. That area would encompass east of Ashland Ave. to Southport and west to the railroad tracks. As an example, the Tuffy Auto Repair at Southport and Diversey could qualify for a TOD. Paul noted that the only thing automatic under the TOD is parking requirements. He said that all other zoning change issues would still have to come before the Alderman or the Zoning Commission for zoning change requests.

Paul made some observations regarding the Expansion. Firstly, why was it expanded when the TOD possibilities under the current Ordinance near Rapid Transit stops is in no way nearly exhausted. Secondly, the CTA selected the bus routes and thirdly the current TOD buildings are all on the North Side with zero projects slated for the South Side.

Paul added some studies regarding TOD and the use of Rapid Transit. #1 – people living within 800ft (less than 1/2 mile) of Rapid Transit will use it. Most living farther will opt to drive. Ridership of the Brown or Red Line EL's is about 50% within 2 blocks of a station, then goes down as you move away. The overall number of units near a TOD did not increase at all. As a TOD was built, some nearby units in other buildings were being reduced.

EDITORS NOTE - as Alderman Waguespack refers all zoning changes to SLN as sounding board for review and membership vote, it is now more important to join SLN and get involved in the issues before the Developers run roughshod over the neighborhood eliminating convenient businesses, like neighborhood car repair businesses, landscapers, doctor offices, restaurants or stores and covert them to high density residential rental projects.

## **SLN By-Laws Voting Issue – 60 day waiting period**

EDITORS NOTE – this report is written by Bill Haderlein who led the discussion on this topic.

In the most recent February Mayoral Prelim-election, I arrived at the St. Alphonsus Church Basement voting site at 5:55AM in order to be first in line and then be able to get to work out in Willowbrook. As usual, things were not ready at 6AM. But while waiting for the voting to get going, I was able to read how someone can come to vote and with proper ID's be able to register and vote right then. As a former SLN president and long-time officer of SLN, it has been a thorn in my side that according to the SLN by-laws "To vote on any issue, other than zoning change request (on their block) one must be a member for at least 60 days prior to voting." Article III-Membership, 3<sup>rd</sup> paragraph. The SLN Board approved allowing me to test the waters to see if this By-law could be rescinded. FYI – A By-law may be amended by an affirmative vote of two-thirds (2/3).

My presentation was as follows: This by-law was put into effect in March 1993. At that time, all votes were done by a hand vote. It was hard to control who was actually a member raising their hand on voting issues. It was not unusual that a Developer would bring their entourage or friends to a meeting and have them participate in the hand vote. At that time, it was felt that the 60-day waiting period would help prevent inaccurate votes.

In recent years, SLN has adopted a private paper ballot. All members are checked in before receiving a ballot. Those non-members within the flyering area (generally one block) of a zoning issue are required to prove their residence before receiving a ballot. The result of this change is that a non-member, non-neighborhood person cannot vote. I felt that the By-law was not in line with Governmental voting requirements, and off-putting to neighbors who would want to join on a given night (Thank you for coming out to meeting and joining, but sorry, you cannot vote until the meeting in two months).

The floor was open to discussion. Some commented that the system was working so why change it. Other comments surrounded around people joining for one issue and never coming to a

meeting after that or renewing their membership the next year.

An exploratory hand vote was taken on whether the issue should be pursued formally at the May meeting. 2/3 of those present voted NO against the measure, so I have withdrawn the proposition.

#### **UPDATE**

#### **Debra's Place (St. Alphonsus Convent) Special Use Permit for Temporary Housing of 30 Teenage Immigrant Girls from Central America**

As previously reported in the March newsletter. Maryville Academy met before the Chicago Zoning Board of Appeals. There were no objections to the Special Use Permit and the Permit was approved.

#### **FROM OUR ELECTED OFFICIALS & CAPS**

##### **Community Relations Strategy (previously called CAPS)**

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

Next meeting is Tuesday, May 14th 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 13th 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 15th 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

#### **NEIGHBORHOOD NEWS/INFORMATION**

##### **Lakeview Chamber of Commerce (SSA 27)**

1409 W. Addison

www.lakeviewchamber.com 773-472-7171

##### **PorchFest Lakeview – Sunday June 2<sup>nd</sup> from 1-5PM – Within two blocks of Southport, Lincoln and Wellington**

The Lakeview Chamber of Commerce in partnership with Front Porch Concerts presents PorchFest Lakeview. PorchFest Lakeview is a community-building festival featuring local musicians performing on front porches within a few blocks of South Lakeview. Lakeview residents volunteer their porches to host the concerts, and local musicians will perform throughout the afternoon. There will be kids' activities, craft beer (cash only), and great times with the community.

**HOST:** Hosting is a great way to meet your neighbors and enjoy a wonderful afternoon of live music from talented local musicians right on your own front porch! By hosting, you're helping to make Lakeview a stronger, more tight-knit community and supporting the local music scene.

**PLAY:** Perform at this wonderful event where you will be welcomed onto a Lakeview resident's front porch to share your music with the community! You are sure to meet new fans and create special memories as you perform in this intimate, unique setting.

**VOLUNTEER:** Volunteers are needed to help with event setup, managing artist performances on various porches, assisting with activities, and welcoming the Lakeview community to the event.

Email Carisa@LakeviewChamber.com if you are interested in hosting, playing or volunteering.

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## OTHER SLN INFORMATION

### Membership Renewal Now

Members: please renew your membership using the enclosed MEMBERSHIP FORM or go to SLN's website at [www.slneighbors.org](http://www.slneighbors.org) and renew and renew on-line. You must be a PAID MEMBER in ORDER to VOTE on the NEIGHBORHOOD ISSUES

### 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/>

### Block Captain Program - members needed for the 2018-19 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](mailto: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](http://www.slneighbors.org) to sign up for the email version.

### Attention Advertisers – Ad Space for 2018-2019

Contact SLN at email = [info@slneighbors.org](mailto: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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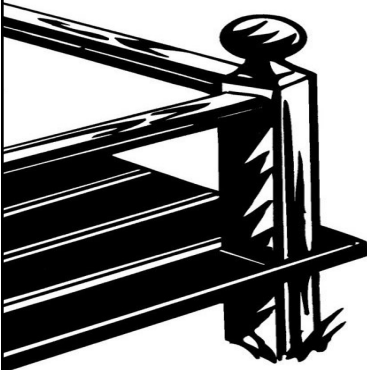
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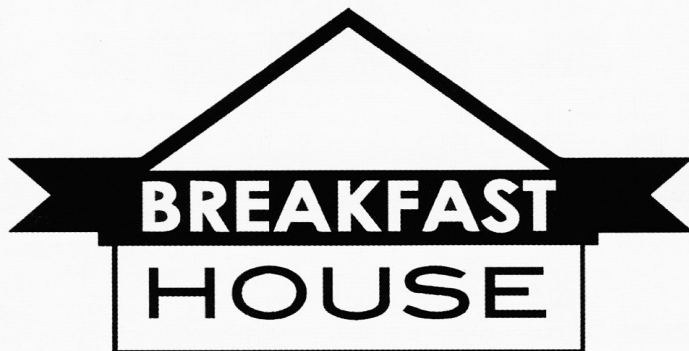
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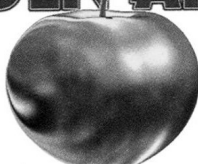
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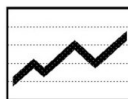
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