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## MEMBERSHIP DUES - Please type or print

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Home phone: \_\_\_\_\_

Email address: \_\_\_\_\_

Membership Dues - \$15.00 per person; seniors (age 55+) \$10 per person

I saw this ad at: \_\_\_\_\_

Make check payable to and mail check with this form to:

**Jefferson Park Neighborhood Association**

P.O. Box 30072

Chicago, Illinois 60630-0072

**Portage Park Handyman Service**  
Rich Escallier  
773.282.5857  
portageparkhandyman.com

*Mrs. O'Leary's*  
**Pub & Grill**  
Lunch Buffet (\$5.99) Specials Daily  
Every day: All U can Eat BBQ Ribs: \$12.99  
773/427-7300 4368 N. Milwaukee (at Montrose)

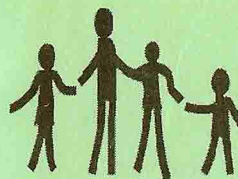
**CHICAGO HOT GLASS**  
CHG  
Benefit Bash Saturday November 8, 7pm - 1am  
Live glassblowing demos, music demos, & food \$20  
Call or visit web-site for schedule & classes  
1250 N. Central Park Ave. Chicago, IL 60651  
773.394.3252 www.chicagohotglass.com

**Hatha I/II**  
focus on alignment, structure and education  
With therapeutic benefits  
Mon, Tues, Thurs 7pm  
\$10 drop in, packages available  
**Yoga**  
Gladstone Chiropractic  
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**PARTIES BY DESIGN**  
www.partiesbydesign.com  
Event Planning Services For All Occasions  
Ellen Brown 773-725-0054  
4948 W. Warwick Ave. Chicago, IL 60641

**RECIPIE BOOK**  
JPNA is putting together a recipe book as a fund raiser. It is your chance to share with everyone a special recipe in your family. You can either submit your recipe to jpna@earthlink.net or Jefferson Park Neighborhood Assn, P.O. Box 30072, Chicago, IL 60630-0072. Do not forget your name and a little history behind the recipe.  
**Ads for within the book are welcome!**

**Your ad here: jpna@earthlink.net**  
847-902-2961 \$15/iss. for 1"x2" dist  
1500



# Jefferson Park Neighborhood Association Newsletter for November & December 2008

## Contact Us:

Jefferson Park Neighborhood Association

P.O. Box 30072  
Chicago, Illinois 60630-0072  
773.282.3879

jpna@earthlink.net www.jpna.net

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## Upcoming Events

### General meetings:

**November 19** NOTE this is a change of schedule due to the Thanksgiving holiday. Linda Mercado-Vazquez will be talking about city 311 services, highlighting some of the hundreds of things that fall into that system like various tax assistance/credit programs, department housing options and more.

There will be no December meeting this year and we will resume in January

**January 28** A representative from Family and Children's Programs, Chicago Academy of Sciences', Peggy Notebaert Nature Museum will be out to talk about the various programs that they offer.

**February 25** A representative from the Jefferson Park Post Office will be out to speak about Postal Issues, mailbox locations and any other concerns. Also, we will be collecting for the Congregational Church of Jefferson Park, food pantry during this meeting. Any canned goods/non perishable items are welcome.

**March 25** (rescheduled from September) A representative will be out to talk about the Guaranteed Home Equity Assurance Program and answer any questions. This Home Equity program helps stabilize neighborhoods by ensuring that participating homeowners get back their investment when they apply.

### All general meetings Open to the public and are held at:

Jefferson Park Congregational Church 5320 W. Giddings  
7 pm -- the last Wednesday of each month.

Refreshments will be provided & chance to win a door prize

### Other:

- **CAPS Meetings for beat 1623** are the 3rd Wednesday each month at 7pm, at Jefferson Park Police Station, 5151 N. Milwaukee Ave.

### Current Officers:

Merril Miller, President Ed Irsch, Treasurer  
Brian Wardman, Vice President Lotty Blumenthal Secretary

### Board Members:

Ron Ernst  
Eva Skowronski



## Jefferson Park TIF Failure

Tax Increment Financing (TIF) was created as a tool to help promote economic development in Blighted Areas within a specified geographical location within a municipality, such as Chicago. According to Illinois Law, the tax increment is the difference between the amount of property tax revenue generated before TIF district is designated and the amount of property tax revenue generated after designation. The additional tax amounts after the designation are then placed into a Special Tax Increment Allocation Fund for use in the TIF areas. It is these TIF funds that are used to attract new business and spur growth in the area.

In 1998 the Jefferson Park TIF was designated. The map at the right is from the Department of Planning and Development indicates the original boundaries of the Jefferson Park TIF. Since the tax year 1999 increased tax dollars have been going into the TIF fund for the purpose of neighborhood improvement. According to the Cook County Assessor in the last two years alone the Jefferson Park TIF fund has generated \$615,207.17 in 2005 and \$921,906.51 in 2006. Since 1998 over 1 million dollars were spent with TIF funds to purchase parcels of property along at the corner of Lawrence and Laramie Avenue from a developer.



Before 1998 the Jefferson Park area along Lawrence and Milwaukee Avenues had thriving businesses and residential apartment buildings. What has happened since the Jefferson Park TIF was designated? A large Terracotta building on the North side of Lawrence just East of Milwaukee which had 95 % (according to 2000 census) occupancy was removed; now sits an empty lot. A thriving Tire business that was next to Sportif Bike shop was forced to sell; now sits an empty lot. Occupied apartment buildings on the other side of Sportif Bike shop are no longer there; now sits an empty lot. All of the buildings were purchased and torn down by Mega Properties. The properties that are empty lots are currently zoned to build 4 story buildings.

Why did the Jefferson Park TIF program that was to spur development have the opposite effect? The owner of Mega Properties, Demetrios Kozonis, purchased properties with the intent of changing zoning to construct buildings between 6 to 10 stories high. Also, Mr. Kozonis who purchased the old industrial site on Northeast corner of Lipps and Ainslie with the intent of constructing a structure up to 8 stories high. Mr. Kozonis did not build because zoning change for structures between 6 to 10 stories high did not occur. Is Mr. Kozonis sitting on the property until zoning goes his way to build 6 to 10 stories high? It (CONT →)

certainly looks that way.

In addition, the City of Chicago still owns the land at the corner of Laramie and Lawrence that was purchased with TIF money with the purpose of reselling the property to Kozonis. Kozonis refused to reimburse the City of Chicago on the property purchased. As a result the City of Chicago still owns the property at Laramie and Lawrence.

Three years ago Patrick Levar demonstrated a good decision by listening to area residence by not changing zoning laws for Mr. Kozonis to build a 6 to 10 story building on Lawrence. We need to see resolution to the empty lots under the **current zoning**. The property owned by the City of Chicago needs put out open bid to developers whom are willing to build under the current zoning. Since Mega Properties continues to be unwilling to develop the properties under the current zoning (4 story buildings), then seek a change in ownership of developers whom are willing. At the same time we need to attract the right type of new businesses into the area to spur growth and increase revenues for existing businesses.

William Brian Wardman

References:

<http://www.cookctyclerk.com/sub/TIF.asp>

<http://www.cookctyclerk.com/pdf/TIF%20Revenue%20Rpt%20Chicago-B.pdf>

## Fall Review

Now that fall has come, let's remember our other little spot of garden (plants & flowers) at the corner of Avondale & Ainslie, right by the Metra RR tracks. We wish to thank all our members, neighbors & friends who contributed their time and/or donated plants & flowers: Warren Bublioni, Dale Davis, Jeanette Kasprzyk, Carmen Kmen, Ron Rorayczyk, Rose Rairie, & Blanca Ovalle. Also congratulations to our member Ron Korayczyk who won a first place award for his day lily entry at the Chicago Botanical garden.

Also, thank you to Sharon Pitera & Jennifer Miller who have expressed an interest in help with our vegetable garden next spring! Hey and check out Mrs. O'learys at Milwaukee & Montrose. They have a great lunch buffet! (see ad on back cover)

-Eva Skowronski

## Community Alert

Be on alert for sexual/other predators To protect yourself:

- Walk in pairs
- Call 911 to report any suspicious person(s) or activity
- Join the JPNA email list for other community alerts. See [www.jpna.net](http://www.jpna.net)

## On the Horizon

### Friends of Portage Park

Kids Clothing Toy & Equipment Resale  
Saturday November 8  
10am-1pm  
Portage Park Field house  
(Corner of Central & Berteau)  
Admission \$1 Tables \$25  
More Info at [www.friendsofportagepark.org](http://www.friendsofportagepark.org)

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**5257 N. Central 773-685-4878**