

Jefferson Park Neighborhood Association General Meeting, November 30, 2005

7:05 Called to Order by Ed Irsch.

Ron Ernst introduced Michael O'Hara to speak on Zoning

Mr. O'Hara said that he was suprized that no one besides him made mention of zoning at the community meeting. He specified that he was co chair of a group in Lakeview in the 80's that achieved *down-zoning*, and then in the 80's worked with Marion Bellini.

He wanted to dispell a view myths:

1 -- understanding zoning is not that difficult and only needs 7th grade math.

2 -- there is no height limitation inherent in zoning. There began to be in Lakeview due to some conversions and so now there is, but there is no major determining factor

New and available on-line is Chicago's zoning (www.cityofchicago.org/zoningmap), and it is pretty specific. There are only 5 overall kinds of zones. Basically you must have so much land area per unit. A unit is equivalent to a house/residence. On the notes F.A.R. is floor area ratio In the RS 1 example, we're talking about a single family home:.

if the lot = 6250, multiply by F.A.R. = .5 to get 3125, the maximum total floor space --irregardless of the number of floors.

Business and commercial is important because of Kozonus' intent for the partials of land he owns. For Business, a maximum height is noted BUT there is an allowance for a decorative/safety parimeter at the building's top to provide and enclosure for engineering access, heating/cooling systems.

In residential structures, there are delineations of RS for single family dwelling, RT for 2 flats, and RM for multiple units.

Planned Unit Development or PUD is not an excuse to ignore zoning requirements, though a little fudge factor is always permitted to allow for space fit.

Levar/Alderman does not meet community approval/support to change zoning as a past practice, though it should go thru the city council of planning, once past the zoning administrator.

A community member noted that zoning changes are listed in the daily paper and that a notation with an "A" in front of it was brought by the Alderman, whereas without means it's brought by the builder.

Mr. Ernst pointed out that Ald. Levar must have pressure kept on him to stick to the current zoning to preserve the area quality of life. Also note is that Levar is sensitive to bad publicity.

--end speaker--

Announcements

Next board meetings (at the library) will be 12/2, 1/11/06, 2/8/06

Next general meetings (at the church) 1/4/06, 1/25/06

Treasurer report by Suifofoga Tufele—was \$3961.41 last month and as of the last statement was 3586.41 (10/30) showing that the checks for the Katrina fund (\$300) and post office box (\$70) had cleared. There would be a deposit soon for dues renewal, amount to be calculated.

Communications reports

Carlene (Lottie) Blumenthal has line up Mike Byrnes from t he Chicago Department of Aging for the January 4th meeting.

Mr Irsch noted that Nadig reported on an 'installation of officers' and so introduced himself: Ed Irsch, president; Spenser Staton, vice president[out, child care issues]; Suifofoga Tufele, treasure; Merrill Miller, secretary and board members: Judy Skotzko, Steve Gulyas, Ron Ernst Eva Skaowronski [out, not feeling well], Bob Banks.

Merril Miller read the letter sent registered mail to Alderman Levar--Ms. Tufele noted that the return receipt was received.

A community member noted that the Portage Park Neighborhood Association will be showing "What happens when WalMart comes to Town" at the Stomping Ground cafe at approx 4800 W.Irving Monday(12/5/05) at 7pm.

Committee Reports

Ron Ernst, *Zoning/Tiff Committee*

Noted that Jefferson Park is a TIF district, meaning that money is allocated, and property tax money gets diverted to it. The only business in the area to have benefited from the TIF monies so far was Value Transmission--also employing a matching grant fund at the time, and is now being torn down and was purchased by Parkway Bank.

He continues on to say that Levar is repeatedly quoted as saying "I will do what the people within 250[of a proposed development] feet want", but has continued to ignore petitions, calls, etc.

Steve Gulyas, *Media communications*

Has had no further contact with Elieen Byrne. Mr Ernst, however; noted that he had spoken with her by phone and that she was very interested in the recent community meeting

Old Business

Outdoor sign done--impractical

Small sign for home display, available

larger store signs for business(es), in progress

membership drive is pending the board business meeting.

Copernicus meeting:

apparently calls were put to the CoC for support of the new development

Mr Gulyas notes his disappointment in the presentation and wonders why TOD(transit oriented development) and other planning do not better utilized existing properties.

A community member notes that TOD sounds lovely, but they need to improve safety on the CTA before it's practical

Another community member notes that the community should be more active in writing letters and showing disapproval.

Mr. Irsch quips that he originally thought that TOD stood for tremendously oversized building.

Mr Ernst notes the inter-relationships of the department of Planning to the developer, and the bias. Also that in every prior meeting each proposal was overwhelmingly rejected by community members.

Bob Banks makes a motion that the JPNA should "boycott any business that openly supports any project that exceeds the current B 3-2 zoning for the 5200-5300 block of west Lawrence Ave."

Mr Irsch tables it for the board meeting.

Mr Irsch concludes the meeting at 8:55