



## President's Message

As 2006 is quickly winding down, activity within Lincoln Central Association is heating up. We have a busy fall schedule and several very important events. I hope you can join us.

First and foremost are the **elections for our 2007 Board of Directors**. We are fortunate again this year to have the majority of our volunteer board members agree to serve another term, but we do have **two open Director positions**. Both positions are for a two-year term. If you are interested in becoming part of the LCA Board of Directors, please send me an e-mail at [www.lincolncentral.org](http://www.lincolncentral.org). We have monthly Board meetings; committees such as zoning and planning, fundraising, beautification, and communication meet separately, and report progress back to the full board. LCA has been a strong voice regarding building heights, density and green space within the city and to Ald. Vi Daley, and has members attending meetings concerning the future reuse of the Children's Memorial Hospital property.

It's great to be involved: I will always remember the first Board meeting I went to after Cynthia Bathurst asked me to join the Board. My reaction was, "What took me so long?" If you love our neighborhood, as I and others do, you should be part of LCA's board or its committees. We love and care for our area, and take action to maintain it, and make it even better – through beautification projects and concern for density, streetscapes, and backyards with trees.

The second event for us will be the **Dickens' Fest** which will be held on **Friday, December 8th** and **Saturday, December 9th**. This will be the second year for this neighborhood festival and fundraiser – and should be better than last year. We're holding it earlier in the season, and expanding the event from just Friday night to Friday and Saturday nights. There will be **festive fun for all ages, including food, drink, music, a visit from Santa Claus and activities just for kids**, like face painting and games. Check our web page, [www.lincolncentral.org](http://www.lincolncentral.org) for information about the event and look for posters around the neighborhood. Put on your warmest clothes and come out for a great holiday event.

The third important event for us is our **annual membership meeting**. It is a time to vote on the slate of board candidates for 2007 as well as enjoy great conversation with your neighbors and friends. It will be held the week after the Dickens' Fest. Check LCA's web page for date, time and location this year.

As we finish this year, I want to take the time to **thank all of our Board members and volunteers**. Life is busy for all of us, but because of the efforts of this group of people, Lincoln Central Association is able to remain the voice of our community within our borders as well as within the City of Chicago.

Enjoy your fall and the upcoming holidays.

**Richard Rausch**  
President



## 2nd annual Dickens' Festival

Celebrate winter in the city...

Lincoln Central Association is pleased to announce the 2nd annual Dickens' Festival. The celebration will begin this year on **Friday, December 8th** (from 6-10 pm) and continues Saturday, December 9th (from 4-10 pm). The festival again will be located in Lincoln Central Park at the intersection of **Lincoln Ave., Cleveland Ave. and Dickens Ave.**

Last year's festival was a delightful success, in spite of record cold. Attendees bundled up and enjoyed caroling and karaoke, mulled wine and French pastries. Street performers entertained young and old with magic tricks, juggling, stilts and more. Revelers who signed up for an annual membership received a bottle of wine in recognition of their support.



LCA's Dickens Festival committee is hard at work preparing for this annual fundraiser. The committee hopes the event will be a wonderful time to celebrate winter in the city with **holiday music, vendors, beverages, food and children's activities**. A visit from **Santa** will be of special interest to our youngest members of the community.

The committee has worked tirelessly to create a fun and festive event for all members of our community,

while raising awareness and funds for LCA. Money raised will allow LCA to continue its beautification work in our neighborhood. Examples of LCA's efforts may be seen at **Bauler Playlot's year-round gardens, Lincoln Central Park's upkeep, and a tailored green space at North Ave. and Larrabee St.**



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### LCA Board Elections

Lincoln Central is actively looking for neighbors who are interested in joining the LCA Board and helping our community. Board members serve for a term of two years and greatly benefit from helping shape our neighborhood and ensuring that Lincoln Park continues to be a wonderful place to live. If you are interested, please contact **Seth Martin**, who is heading the nominating committee this year. Contact him at [wsmartin@martincapitalgroup.com](mailto:wsmartin@martincapitalgroup.com) or (312) 229-1200 ext. 222.

## Balanced Development in Lincoln Park



Lincoln Central has a rich and diverse history. Few of us realize that the Lincoln Central neighborhood is one of the most integrated communities, economically and racially, in Lincoln Park. Affordable housing for middle-income, working families created after World War II and again in the 1960s allowed this diversity.

After World War II, returning GI's faced a paucity of affordable housing. Soldiers and their families found they had no place to live after serving the country. In Lincoln Park, many apartments were divided to provide soldiers with living space even if it meant small quarters; three flats were subdivided into five or more units.

In 1954, Lincoln Park Conservation Project was created to use federal urban-renewal money and save the area from becoming a slum, or being cleared. A multifaceted revitalization of the neighborhood began, which included the creation of affordable units within new housing developments, such as Walpole Point on Larrabee St. Subsidized housing for the elderly and the poor was created, and financial incentives, such as low mortgage rates, were offered to individuals and families as a means to stabilize and encourage growth in Lincoln Park. These subsidized buildings within Lincoln Central still stand. They are an outstanding example of successful economic and racial integration.

But as Lincoln Park became more desirable, affordable units for middle-income and working families were redeveloped into expensive condos and private homes.

Recently, parishioners from St. Clement's, Lakeview Action Coalition, and former LCA board member Deirdre Graziano and husband Tom spearheaded a drive to get an affordable housing referendum put on the Nov. 7 ballot. It reads: "Shall the Chicago City Council enact the Inclusionary Housing Ordinance, to promote a balanced community with housing available for working families and individuals of varying income levels?"

What follows are answers to common questions about affordable housing.

**Who benefits?** We all do: teachers and their families could live in the community where they teach. Lincoln Park is home to Park West Co-op, Lincoln Park Co-op, Chalkboard School, Abraham Lincoln Elementary, LaSalle Language Academy, Newberry Math and Science Academy, Francis W. Parker, St. James, St. Clement's, Lincoln Park High School and others. Children of paramedics, police, and firefighters could live in the community their parents protect and serve. Professionals just starting out, people working in trades, and others who contribute to the city's well being and residents' comfort could live in the community. Children who grew up in Lincoln Park could reside in the community where they were raised.

**What will this cost taxpayers?** Nothing. This is not a subsidized program. Developers of buildings containing more than 10 units would set aside a number of units for middle-income families. For their efforts, developers would receive certain cost offsets or benefits, such as fee waivers, determined by the community and the alderman.

**Where would these units be located?** Most developments in Lincoln Park are under 10 units, but New City YMCA and Children's Memorial Hospital are two examples of large-scale properties that will be developed in the near future.

**What other communities have Balanced Development?** Nationally, cities such as Boston, Denver, San Diego and Sacramento, California have affordable-housing requirements. Locally, the suburb of Highland Park and city neighborhoods within Lake View, Logan Square and West Town have made a commitment to balanced development. Ald. Eugene Schuler (47th) and Ald. Tom Tunney (44th), who lead wards where there is significant development, require affordable housing within new developments; neither ward report slowdowns in new construction or renovations.

**Bottom line?** Balanced development makes a positive impact on communities; developers continue to profit from their projects.



## 7% Cap to Expire

The failure of the Illinois House of Representatives to extend the 7% per year cap of assessment increases means that **property owners could get hit with large increases** as a result of future reassessments. The present 7% cap was passed in 2004 in response to pressure from various citizen groups for reform of the property tax system. The cap will expire in early 2007. According to TRAC (Tax Reform Action Coalition), rising assessments are affecting all areas of the city, not just the north side. Over the past five years, assessment increases have averaged 41%, with some homeowners experiencing increases as high as 150%.

Efforts are now underway to get the 7% limit bill reintroduced into the fall veto session. LCA members are asked to contact House Speaker Michael J. Madigan and their state representatives and urge them to pass the 7% cap. (Contact info below.)

More information about real estate tax reform is available on the TRAC web site: [www.trac-il.org](http://www.trac-il.org). Beyond the cap, TRAC proposes permanent real estate reform, so property owners – residential and commercial – could predict increases. Properties would be reassessed when sold, and increases would be held to 2 percent a year until the next sale, under TRAC's proposal.

House Speaker **Michael J. Madigan**: (773) 581-8000  
[Fax: (773) 581-9414] [mmadigan@hds.ilga.gov](mailto:mmadigan@hds.ilga.gov)

**State Rep. John Fritchey** (11th District): (773) 871-4000  
[Fax: (773) 871-4012] [mystaterep@aol.com](mailto:mystaterep@aol.com)

**State Rep. Sara Feigenholtz** (12th District): (773) 296-4141  
[Fax: (773) 296-0993] [sara@staterepsara.com](mailto:sara@staterepsara.com)

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## Zoning Change Request

In zoning news, the Lincoln Central board in October **unanimously opposed a developer's request for a zoning change**, from residential to commercial, at 2117 N. Halsted St. The developer requested a change to B3-3; commercial properties opposite the site and within the Armitage-Halsted Landmark District are zoned B3-2.

The residence sits just north of CHA senior housing at Dickens Ave. and just south of St. Vincent de Paul Center on Webster St. Any new building on that site would be highly visible from Oz Park and from Halsted St.

LCA did not oppose the applicant's request to make a change from residential to commercial; rather, LCA felt that any new commercial construction should conform to the area's B3-2 code.

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## Rear Yards: Open and Permeable

When newly built houses, or additions, completely fill a lot, neighbors lose trees, permeable land, light, and views. Back yards and gardens in Chicago are an urban treasure, private but "connected" to gardens and yards on either side. In some neighborhoods, such as Old Town, homeowners agreed years ago not to put up fences: children run and play in a grassy, tree-filled expanse that runs the length of a city block.

"Breezeways" that connect a house and garage eat up rear yards, too, and cut off neighbors. Builders and homeowners are creating fortresses, walled on all sides. Zoning code calls for a break between garage and house, but it doesn't say open space must be permeable. Such green space, at grade, is essential for soaking up rain water.

Committees within LCA and Ranch Triangle Assoc. have been meeting with Ald. Vi Daley to sponsor a rear-yard ordinance that would require green space, at grade, in back yards throughout the city.

Contact LCA or RANCH Triangle, [www.ranchtriangle.org](http://www.ranchtriangle.org), if you're interested in keeping Chicago a green city.



Lincoln Central Association (LCA) is a charitable organization begun in 1959, dedicated to improving the Chicago neighborhood bounded by Lincoln Avenue, the former Ogden Avenue, North Avenue, and Halsted Street. It was founded to unite people within the neighborhood to build and maintain a secure and stable family neighborhood, to improve the physical and social condition of the community, and to undertake programs to foster accomplishment of those goals.

LCA's board raises money to maintain and enhance parks, playgrounds, and parkways. Small grants also go to support certain charitable groups or events in the neighborhood.

Ald. Vi Daley (43rd Ward) looks to LCA for recommendations on issues of noise, density, signage, parking, requests for liquor licenses and sidewalk dining, zoning, historic properties, affordable housing and large-scale developments. LCA is frequently asked to support or gain feedback from members on projects or changes in adjoining neighborhoods, such as Old Town Triangle Assoc., Mid-North Assoc., Ranch Triangle Assoc. and others. We often call community meetings or canvas members via e-mail before making a recommendation to other groups or Ald. Daley.

Our meetings are open to the public. Go to [www.lincolncentral.org](http://www.lincolncentral.org) for details.

LCA members receive this semi-annual newsletter and e-mail alerts about community meetings, neighborhood issues or ward news.

**Join us: become a member today.**



Spotlight Quiz [Answer]

[ANSWER TO LAST ISSUE'S QUIZ]

Where in LCA's world can you find this architectural detail?

(Answer: 700 West Willow)



Join us!

MEMBERSHIP APPLICATION

Membership Type

- Family (2 Members) \$25.00
- Individual (1 Member) \$20.00
- Organization (1 Member) \$25.00
- Senior (1 Member) \$10.00

Contribution

(includes membership)

- Patron \$50.00
- Benefactor \$100.00

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip+4 \_\_\_\_\_

Daytime Phone \_\_\_\_\_ Evening Phone \_\_\_\_\_

e-mail address \_\_\_\_\_

Please indicate your interests.

- Membership
- Newsletter/Public Relations
- Planning/Zoning
- Beautification/City Services
- Parking
- Fund Raising
- Safety/Security
- Community Relations
- Finance
- Parks
- Social Programs
- Schools

Send this completed Application, with your check, made payable to **Lincoln Central Association** to:

Membership Chair  
Lincoln Central Assn.  
P.O. Box 14306  
Chicago, IL  
60614-0306

Voice Mail  
(312) 409-2783

**LINCOLN**  
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Lincoln Central Association  
P.O. Box 14306  
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# Spotlight

A publication about your community

Address correction requested

## SPOTLIGHT QUIZ

Where in LCA's world can you  
find this architectural detail?

