



Briefing for Alderman Moreno

April 21, 2010





P.O. BOX 476622 CHICAGO, IL 60647

April 21, 2010

Alderman Proco "Joe" Moreno
1st Ward Constituent Office
2058 North Western Avenue
Chicago, Illinois 60647

Dear Alderman Moreno:

We welcome you and offer our commitment to working with you in making the First Ward a safer, cleaner, more attractive place to live, learn, shop and work. We know that the first few weeks in office will be hectic, so we have prepared this document to introduce you to the East Village Association and serve as a resource for you in the future.

The purpose of the East Village Association is an educational, social and civic community group that was organized to:

1. To provide an opportunity for those who live in, work in, or identify with the social or business interests of the area, to work together for the common good of the community with a positive community spirit;
2. To work for a cleaner, safer neighborhood
3. To assemble and disseminate information about: neighborhood conditions, ways to eliminate unwholesome or blighting features, quality and availability of public and private community services, the law pertaining to these matters, and resources available for developing plans for conservation, redevelopment and general improvement of the community;
4. To plan for the maintenance and improvement of both the physical and social environment of the community;
5. To promote community discussion of these matters;
6. To empower members to solve community problems.

These activities are intended to be carried on without reference to race, creed, or national origin, and in cooperation with governmental, religious, charitable, and other educational, civic, scientific, or community organization. The organization itself does not involve itself in campaigns for political office.

The East Village Association has had positive and constructive relationships with your predecessors, who appreciated the viewpoint of the East Village Association when they made decisions that impacted our community. We hope that you too will value our input on important matters of concern. In the spirit of creating such a collaborative relationship, we ask that you include the EVA in matters such as:

1. Requests for zoning variances
2. Requests for zoning changes
3. Requests for 'Special Use'
4. Applications for liquor licenses
5. Applications for sidewalk café permits
6. Applications for demolition permits

(April 21, 2010, continued)

This briefing package includes our '*Project Review Protocols*', which set out the formal process by which our organization evaluates and renders opinions about these types of issues. These matters have always been handled ethically, consistently, professionally and in a timely manner.

This package also includes a document developed by 32nd Ward Alderman Waguespack called '*Zoning & Development Guidelines*'. The East Village Association adopted these policies and principals to give guidance to developers contemplating building in East Village. To our knowledge, the First Ward does not have a published set of development guidelines; your office may want to consider adopting these, or developing something similar. We would be happy to assist you in such an effort.

The East Village Association has also adopted the Chicago Zoning Ordinance's 'Review & Decision Making Criteria' (CZO 17-13-0308) as the minimum criterion a requested zoning change must meet in order to be considered valid. We respectfully requested that you use these objective standards in judging the merit of such requests as well:

1. Whether the proposed rezoning is consistent with any plans for the area that have been adopted by the Plan Commission or approved by the City Council
2. Whether the proposed rezoning is appropriate because of significant changes in the character of the area due to public facility capacity, other rezonings, or growth and development trends;
3. Whether the proposed development is compatible with the character of the surrounding area in terms of uses, *density* and building scale
4. Whether the proposed zoning classification is compatible with surrounding zoning; and
5. Whether public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.

We request your assistance in ensuring that properties are maintained in a safe and secure condition and ask that you encourage the city to take enforcement action for those that do not comply with the building code and zoning and landmark ordinances.

Recently, the East Village Neighbors (EVN) merged with EVA, dramatically increasing both the membership and diversity of our organization. The EVA, which has been in existence since 1982, is now larger, better organized, more energized, and more representative of the people living and working within our community.

We are very excited to hear that you would be looking to us for our "advice and counsel" and that you value continuity in Alderman Flores' policies and initiatives. We want to express our enthusiasm to hear your ideas, and to work with you to improve our community. Perhaps we can establish a monthly standing meeting to facilitate this collaboration.

Welcome and congratulations on your new position; let's start making a difference together!

Sincerely,

Greg Nagel
President



P.O. BOX 478622 CHICAGO, IL 60647

East Village Association 2010 Officers and Board Members

Greg Nagel - President



I've owned and lived in a 4-flat at 1040 N. Winchester for seven years now. I grew up in the suburbs but have lived in the city since my graduation from college.

I started out working as a CPA with Deloitte & Touche, then 10 years as a management accountant with Kraft Foodservice, and as corporate controller for Pasquinelli Portrait Homes. For the last five years I have worked for Cedar Realty as a developer, general contractor and residential Realtor focusing on multi-unit residential investment properties.

I've served as a board member and officer for the last 2 years as vice president. In the previous year, I was the aldermanic liaison, where I enjoyed a productive relationship with Alderman Flores. My involvement in EVA has been a great experience and I've learned a lot.

We have some really talented neighbors over many years that have given so much to our community that really deserve our thanks. I hope to learn from them and follow in their footsteps.

Neal McKnight - Vice President/Planning, Preservation & Development Committee Co-Chair

I have been a resident of the East Village since 1995 when my wife Amy and I purchased a townhouse that was built in 1896. The townhouse had previously been owned by one of my brothers. Amy and I have two daughters, Lucy and Helen, who attend a local Montessori school. Amy and I are active in school issues as well as activities and fund-raising events.

I am a graduate of Marquette University in Milwaukee (B.A. 1988) and Tulane University Law School in New Orleans (J.D. 1991). I was a partner in a law firm until 2005 when I started my own firm with three partners. I have a general litigation practice with an equal mix of individual and institutional clients.

I am an avid gardener and frequently can be found working away in the big yard and garden in the front of our home just as soon as the weather permits. When I am unable to garden, I enjoy playing tennis. I am also a long time White Sox fan (before 2005) and love to attend games with my kids.

Dana Palmer - Secretary

I grew up in a small town in central Illinois and moved to Chicago in 2000 to join Americorps and later attend the Jane Addams College of Social Work at UIC. After working as a medical social worker at the John Stroger Jr. Hospital of Cook County, I quit at the end of 2009 and my husband and I currently own and operate our own dog walking company in East Village called Super Dog Walking.

I settled into the East Village neighborhood in 2003 with my husband. I am relatively new to EVA being a member for just over three years. Being from a small town, I missed the sense of belonging and community involvement when I moved to Chicago. However, EVA has helped to restore that sense and has taught me a great deal about city life and how to become aware of issues in my neighborhood and also how to bring people together to help resolve those issues.

I am very eager to become more involved in the neighborhood and help to preserve that sense of community and belonging that it emits.

Nicole Semple - Treasurer

I moved to Chicago in June of 2006 after completing architecture school at Kansas State University and began working for Kuklinski + Rappe Architects on Division Street. I immediately fell in love with the East Village neighborhood. In May of 2008 my husband and I made the neighborhood our home in a small apartment on Wolcott. For just over the last year, I've worked for Fitzgerald Earles Architects, whose office is just south of East Village.

I grew up in Topeka, Kansas, a city that sees little community involvement from its residents, and in turn suffers from a multitude of issues. My experiences in architecture school and living and working in Chicago have taught me that community involvement is the only way to improve and maintain your neighborhood and city.

Public service and urban and architectural preservation are extremely important to me. Currently I am a member of Chicago Women in Architecture and in the past I have served on their board of directors. I also participate in the Chicago chapter of Architecture for Humanity, an organization that responds to social problems with design solutions.

Scott A. Rappe - Planning, Preservation & Development Committee Co-Chair/Board Member

I came to East Village in 1988, and after spending a year restoring a building on Division Street for my father's office, I bought a burned out four-flat around the corner, on Wolcott. I deconverted the building from four to three units and, after marrying my wife Grace and having children, expanded our living space into a second apartment. I have a small architectural firm on Division Street that focuses on serving the design needs of families, small businesses and the communities they inhabit.

My sons, Matthew & Nicholas are growing up in a house two blocks south of where their grandfather was born, and two blocks west of where their great-grandfather was born. They attend Pritzker School where they are getting a top-notch education with a wonderfully diverse group of really smart kids in the care of some of Chicago's best teachers. They are happy, healthy, city kids reaping the benefits of all that a close-in urban neighborhood has to offer.

I became active in the East Village Association in 1997, when a developer requested a zoning change to build seven townhomes, with garage doors facing the street, on two under-sized city-lots. Organizing with my neighbors under the banner of EVA, we were able to positively influence the development, reducing the number of units to five and eliminating the garage doors and driveways. In the end, the developer made more money selling fewer, larger units, neighborhood children are safer not having to cross seven driveways on their way to school and twelve years later, the larger townhomes have higher property values and lower turn-over, adding stability to our community. The participation of the community made this a win-win situation for all parties and raised my awareness of the value of a neighborhood organization.

In the past twenty years, I have seen incredible changes in the community around me. The problems that we have faced as a community have gone from daily gunshots & slum-lords, to more gunshots & wholesale demolitions, to declining gunshots & over-development....to relative peace and quiet. I have always loved East Village, but today, I marvel all the more at what our community has to offer.

Stephen Rynkiewicz - Newsletter/Webmaster/Board Member

Stephen Rynkiewicz has enjoyed the vintage buildings of East Village and the company of his neighbors since joining EVA at the 1998 summer barbecue. He was part of EVA's preservation efforts and garden walk before launching eastvillagechicago.org in 2007. An Internet producer for the Chicago Tribune, Rynkiewicz has edited the EVA newsletter since 2008.

Thomas Tomek - Board Member

I've lived on Winchester Ave. in the East Village with my wife Paula since 1985. Our 2 children are enrolled at LaSalle II Magnet School in the neighborhood. I am very interested in our neighborhood and the local school community.

I grew up in Des Plaines, IL where I graduated from Maine Twp High School. I received a BFA from Northern Illinois University and studied at the Art Institute of Chicago.

I've been owner & principle at Tomek Design & Illustration Inc. since 1994 and also a partner at Atomek Design Ltd.. since 2005. I've made a career as a graphic illustrator and artist/ painter.

I'm a 10 year member of the CAPS program at the 13th District Wood St. Police Station. I've served as the president for the East Village Neighbors for a year from 2009 to 2010. I am currently an EVA board member, since the merger of the EVN & EVA.

I've worked with the Alderman of the 1st & 32nd wards in conjunction with both CAPS & EVN on a number of issues.

I feel a unified effort from the neighborhood will make a positive difference in the quality of our lives. Sensitivity to intelligent development and respect to the rich architectural history of our neighborhood is priority. I am excited to be a member of the EVA.

Aaron Bilton, Board Member



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Immediate Priorities

April, 2010

The East Village Association has identified the following as priorities to its membership:

1. Southwest corner of Ashland & Division (former Pizza Hut property)

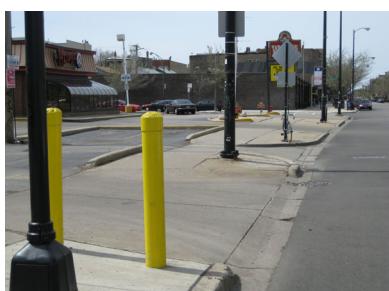


The East Village Association, supported by Alderman Flores, both the Wicker Park/Bucktown and the West Town chambers of commerce, numerous community organizations, and many individuals, has called for an appropriate transit-oriented development (TOD) for the southwest corner of Division & Ashland. The City's Near Northwest Side Plan also identified this parcel as a site

for TOD. Together, we successfully discouraged Walgreens from building a single-story freestanding store that would have grossly under-utilized this historic corner. The economic downturn has delayed the tall, dense, mixed-use development that is necessary, but the coalition remains united in its resolve to wait for the right opportunity. An inappropriate use, such as an automobile-oriented chainstore, might be profitable to its developer, but would tie up this corner for decades at the expense of the community's quality of life. Waiting for right development will pay dividends to the community in perpetuity.

The EVA requests that you support our efforts to identify an appropriate development opportunity for this corner, to encourage potential developers to incorporate the established principals of transit-oriented design and encourage potential detractors to maintain a long-term view.

2. Pedestrian Designation (Division Street, from Marshfield to Milwaukee)



In the EVA's final meeting with Alderman Flores, on December 15, 2009, the Alderman agreed to extend the Division Street Pedestrian Designation from Marshfield to Ashland. This would extend the existing retail protections to the Wendy's and former Pizza Hut properties.

(Immediate Priorities, continued)

During our discussions we requested that Alderman Flores consider extending the Pedestrian Street designation one additional block to the east, to the intersection with Milwaukee Avenue, which is already designated a pedestrian street.. This would protect two sides complement the existing pedestrian designation that already exists on the Milwaukee Avenue side of the Polish Triangle and ensure its long term pedestrian character. As you may be aware, the Wicker Park Bucktown Chamber of Commerce and SSA#33, in partnership with the Metropolitan Planning Council, led a year-long effort to identify ways to improve the Polish Triangle. Representatives of the EVA and the First Ward Alderman's office were key members of the steering committee that guided the process. Release of the final report is imminent and will recommend extension of the pedestrian designation; making this happen will solidify our contribution to the effort.

The EVA requests that you implement Alderman Flores' commitment to extend the Pedestrian Designation from Marshfield to Ashland, and take the initiative to extend it one block further east, to Milwaukee, by taking immediate steps to implement the necessary legislation.

3. C2-1 zoning classification at the southeast corner of Division & Ashland



In 1997 the East Village Association successfully worked with former Alderman Granato to eliminate all 'C' class zoning from the perimeter of East Village. At some point after this, the zoning class of the lot at the southeast corner of Ashland & Division was changed from B2-2 to C2-1. This occurred without notification to the East Village Association, as has been the custom when

zoning changes have been requested within the organization's boundaries. The C2-1 zoning classification allows a multitude of uses that are incompatible with the pedestrian character of the Polish Triangle and a public transit-oriented urban corner. Although the recently re-zoned parcel is small, the new zoning class now runs contiguously with the used-car lot to the south and represents a significant threat of inappropriate auto-oriented development.

The EVA requests that you restore the appropriate 'B' zoning classification.

4. Tree planting on Augusta Boulevard



Augusta Boulevard is a major thoroughfare through East Village and a focal point for the community. For many years we have advocated for parkway trees to be planted on Augusta, from Milwaukee to Damen. Several years ago we received a commitment from the city that Augusta would be the beneficiary of a streetscaping program. Unfortunately, the city never followed through and Augusta remains barren. Increasing the number of tree plantings is one of the mitigation strategies adopted by the City in the Chicago Climate Action plan.

The EVA requests that you assist us in moving this streetscaping/tree planting program forward.



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Current Issues and Positions

April, 2010

The East Village Association has adopted the following positions on current and pending issues.

1. St. Boniface Church



A decade ago, the East Village Association led the effort to save the St. Boniface Church campus from impending demolition. We were successful in gaining a stay of demolition to find alternative uses for the buildings. In early 2009, as the 90 day demolition hold was about to expire, the Board of Directors of the East Village Association passed the following motion: "The East Village Association supports the preservation, restoration and reuse of St. Boniface Church and rectory and the reconstruction of the dismantled school façade and requests that the City of

Chicago recognize their historical and architectural significance with landmark designation." In the year since this resolution, progress has been made. The Archdiocese has agreed in principle to trade a long-term lease of the church for a City-owned property elsewhere, and a developer has stepped forward with plans to convert the church to senior housing, but the future remains uncertain.

2. 1924 West Chicago Avenue



In May, 2009, the EVA membership voted "not to oppose" a zoning change from RT-4 to B3-2 for the property at 1924 W. Chicago Avenue, in order to facilitate the establishment of a restaurant and bar. The vote was made contingent upon detailed commitments made by the proprietors in regards to how the restaurant would be built and operated. Subsequently, the project has not moved forward and the space is for lease again. Now that the zoning has been changed, we are concerned that a new business will open and operate without regard to the commitments previously made.

3. 1659 West Division Street



In February, 2009, the EVA membership voted “not to oppose”* a request for a ‘Special Use’ to permit a Hotel/Motel occupancy in a B3 zoning district. The special use was requested to allow for the establishment of a boutique hotel, but the project has not moved forward. We do not know if the special use was subsequently granted; if so, we are concerned that the

nature of the proposed business may change, given post-recession economic realities.

4. Future Plans for Wood Street Police Station

In recognition of the eventual relocation of 13th District Police operations from the Wood Street property, the EVA membership has expressed its desire to retain the property for community use. Wood Street is the main residential artery of East Village and has already established itself as a green corridor with three community gardens between Division and Augusta (Frankie Machine, Greenhouse Garden and the newly established Near North Montessori Farm). East Village’s grassroots emphasis on gardening and parkway beautification (lead by Jeanne Felknor) and the growing interest in urban food production is making our neighborhood a green leader among urban communities. Using the Wood Street Police property to support additional community-focused activities is the next logical step.



5. Efforts to Consolidate Property at northwest corner of Chicago & Ashland



In our last meeting with Alderman Flores, we discussed apparent efforts to consolidate parcels at the northwest corner of Ashland and Chicago. The East Village Association has not taken an official position on the future of these properties, as no development proposal has yet surfaced. However, the block includes several architecturally significant buildings with large contiguous storefronts. New mixed-use development in the area typically consists of small floor-plate commercial condominiums. The Wicker Park Bucktown Chamber of Commerce has identified the lack of large storefront spaces as a limiting factor in the redevelopment of the commercial district, so plans for this block should be monitored closely.

**A note regarding the form of EVA votes: These decisions are often made based on limited information provided by the developer and the final projects are in some cases quite different from what was originally proposed. Traditionally, the EVA has framed its resolutions using the form of 'oppose' or 'not to oppose' as a way of limiting any perceived endorsement of the project.*

6. West Town Branch Library



Beginning in 2005, the East Village Association renewed its efforts to bring the full services of the Chicago Public Library to the area. This process began by reaching out to local aldermen, neighborhood groups, chambers of commerce and local schools and asking them to attend a meeting to explore the possibility of getting a new West Town library. In conjunction with the Chicago Grand Neighbors Association, Eckhart Park Community Council, Ukrainian Village Neighbors Association, the West Town Chamber of Commerce, the principals of the local elementary and high schools as well as the Aldermen of the 1st, 27th and 32nd Wards, requests were made to both the CPL as well as the Mayor's office for a full service branch library to be constructed in a location that would serve the entirety of the West Town Neighborhood. Efforts initially centered on the AAA Auto Building (1800 block of Chicago

Avenue) however it became apparent that there was not sufficient funding available to purchase, remediate and build upon that site. The next possible site that was identified was the Goldblatt's Building on the 1600 block of Chicago Avenue. It should be noted that EVA was at the forefront of the preservation of this property. As of the writing of this letter, we have been informed that construction is underway for the new West Town branch at the Goldblatt's Building, and a late summer 2010 opening is planned.

We request your support for this project to ensure that it is brought to completion.

7. Local Public Schools



For quite some time, the opportunity for neighborhood children to obtain a quality education at the local Chicago public elementary schools was limited. Andersen Elementary, one of the city's poorest performing schools, was East Village's 'neighborhood school'. Andersen is being phased out and replaced by LaSalle Language Academy II. The new school is a welcome addition to the neighborhood, but as a magnet school, its programming is available to all students within the city borders, based upon a random lottery. Alderman Flores was instrumental in obtaining a concession from CPS that reserved 50% of each incoming class for "local" students. Unfortunately CPS defines "local" as any student residing within a 1.5 mile radius of the school. Thus the school will draw from a densely residential area spanning from Halsted to Kedzie and from Fullerton to Madison. This will greatly diminish Alderman Flores' efforts to reserve places for students in the immediate vicinity of the school. The loss of Andersen Elementary has placed additional burdens upon the other local elementary schools, such as Pritzker and Talcott. The quality of education at many of these schools has improved in recent years, and that momentum must continue to be fostered and cultivated. At other elementary schools in the area, the quality of education is not acceptable and efforts must be made to assist these schools in their efforts to serve the residents of the East Village neighborhood as well.

We request that efforts be made to reduce the definition of a 'local' student to a radius of .75 miles.



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Project Review Protocols

Adopted 1998, revised June 13, 2007

1. Developer/Owner/Buyer is referred by the Alderman's office, the PP&D Chairperson or another EVA member to the EVA President, who makes the initial contact.
2. The EVA President contacts the PP&D Chairperson with the pertinent project information. The PP&D Chair enters this information in the PP&D Issues Log for tracking, and sends a Letter of Introduction outlining the review process and materials the committee requires for evaluation of the project. Depending on the project, these materials may include:
 1. Narrative description of project and nature of request. (suitable for use in the newsletter)
 2. Site Plan
 3. Floor Plans
 4. ElevationsTen (10) copies of these items must be received by the PP&D Chairperson by first Tuesday of the month, in the month prior to the meeting at which the Developer/Owner/Buyer wishes to make their presentation.
3. Depending on the complexity of the project, the Developer/Owner/Buyer may also be asked to attend the PP&D meeting to answer questions. Upon review of the submitted materials, the PP&D can take the following actions:
 - a. No Action - Defer a decision because submitted materials and other information are inadequate to convey the scope or impact of the proposed project.
 - b. No Position - Make no decision because the PP&D cannot come to a 2/3 majority* in support or opposition of the project, or after diligent consideration the scope and impact of the proposed project remains uncertain.
 - c. Not Oppose - A 2/3 majority* of the PP&D finds that the project is acceptable, or acceptable with minor changes.
 - d. Oppose - A 2/3 majority* of the PP&D finds that the project is unacceptable, or unacceptable without significant changes.
4. If the PP&D takes No Action, a findings letter will be drafted to the Developer/Owner/Buyer stating the reason and will be copied to the EVA President and Board. The status of the project will be entered in the Issues Log and no further consideration will be given until additional information is received.

5. If the PP&D takes No Position, a findings letter will be drafted to the Developer/Owner/Buyer stating the reason and will be copied to the EVA President and Board. The status of the project will be entered in the Issues Log.

If the Developer/Owner/Buyer chooses to seek approval of the general membership, they may submit an article for publication in the East Village News by the 20th of the month prior to the meeting at which they wish to make their presentation. This article will be accompanied by a copy of the PP&D findings letter explaining the committee's decision. The presentation is placed on the agenda for the following month's general membership meeting. The Developer/Owner/Buyer should have adequate presentation materials, including plans and elevations, and be prepared to answer the community's questions regarding the project. At the conclusion of the presentation and question/answer period, a vote is taken. The PP&D Chairperson then drafts a letter of position to the Developer/Owner/Buyer, stating the outcome of the vote, and forwards a copy to the Alderman.

6. If the PP&D committee decides to Not Oppose the proposed project, a findings letter will be drafted to the Developer/Owner/Buyer, copied to the EVA President and Board and the decision will be entered in the Issues Log.

Minor issues such as zoning exceptions, special use variances, driveway permits, renovations and letters of support to loan institutions do not require a presentation and vote by the general membership. However, the PP&D may defer to the general membership for a formal vote any time it deems necessary.

In the case of larger projects, and those requiring a change in zoning, general membership approval is required. The Developer/Owner/Buyer submits an article for publication in the East Village News by the 20th of the month prior to the meeting at which they wish to make their presentation. This article will be accompanied by a copy of the PP&D findings letter explaining the committee's decision. The presentation is placed on the agenda for the following month's general membership meeting. The Developer/Owner/Buyer should have adequate presentation materials, including plans and elevations, and be prepared to answer the community's questions regarding the project. At the conclusion of the presentation and question/answer period, a vote is taken. The PP&D Chairperson then drafts a letter of position to the Developer/Owner/Buyer, stating the outcome of the vote, and forwards a copy to the Alderman.

7. If the project is Opposed by the PP&D, the Developer/Owner/Buyer is encouraged to incorporate the PP&D comments into their project, respond to other EVA policies and resubmit. If the Developer/Owner/Buyer wishes to appeal the PP&D decision without making any significant effort to incorporate changes suggested by the PP&D, the EVA Board shall have final authority to grant such an appeal.



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Zoning & Development Guidelines

Adopted August 7, 2007

The following guidelines are intended to promote new investment that increases our City's vitality and tax base, yet protects current residents, is compatible with existing land uses, fosters harmony and balance in our neighborhoods, celebrates our architectural heritage, and abides by the City of Chicago Zoning Ordinance. They are based on, and intended to be consistent with, the guidelines established by 32nd Ward Alderman Waguespack:

- *Encourage development that conforms to the existing zoning map***

Beginning in 2000, the Mayor's Zoning Reform Commission—composed of neighborhood and civic groups, planners, architects, business executives and elected officials—conducted community meetings across the city. Over four years, it held public workshops on specific zoning issues and examined the best practices of zoning regulations. In 2004, the new City of Chicago Zoning Ordinance became law. In support of which, zoning changes will be considered only rarely and under extreme circumstances. Zoning changes, should they be needed, will be made consistent with the principles articulated in these guidelines. When alternatives exist to effect a desired change, the alternative with the least adverse impact will be preferred.

- *Require strict compliance with public notice regulations***

The EVA expects compliance with the public notice requirements for all zoning applications, including map amendments, administrative adjustments, special uses, variations and "as of right" new construction. We will establish, in conjunction with residents, business owners and local community groups, an open, unbiased and predictable process concerning new construction and renovation. This EVA expects effective, transparent, and fair notice to all affected parties.

- *Encourage complementary and compatible development***

The EVA will support new development that seeks to reflect the character and context of the adjacent and other buildings in the surrounding area, comparable in quality, scale, density and building materials. Split-face block, cinder block and Dryvit on exterior surfaces, and patio pits, are specifically discouraged.

- *Respect our architectural heritage***

The EVA will encourage the preservation, renovation and adaptive re-use of the existing building stock. Similarly, it will discourage the demolition of historically significant buildings and structurally sound housing. It also will facilitate the creation or extension of residential landmark districts if such districts meet the criteria set forth by the City of Chicago.

- *Protect property***

The EVA expects strict enforcement of the City of Chicago Excavation Ordinance, including its provisions regarding notice to adjacent property owners.

- ***Protect and encourage green space and green building practices***

The EVA promotes greening, encourages retention of rear yards that are open, permeable and green, and not replaced by garage roof decks. We discourage the loss of open yard space to enclosed connectors or breezeways between residential structures and detached garages. We support green building initiatives consistent with existing zoning.

- ***Minimize infringement upon the public way***

Encourage development that minimizes infringement upon the public way, including balconies in the public airspace and trash receptacles on public streets, sidewalks or alleys.

- ***Support private covenants***

The EVA supports the use of private, recorded agreements and covenants that further the goals of these guidelines.

These guidelines will assist owners and developers as they consider projects within the boundaries of the East Village Association. Owners and developers will want to contact the East Village Association *early* in the planning process to discuss the scope and purpose of all proposed plans and initiatives regarding any property.



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A Brief History of East Village Association

By Marjorie Isaacson

The East Village Association (EVA) was officially established as a nonprofit organization in 1982. It was created from a partnership between a block club that had been active for many years and a group of new residents who had recently moved to the area. The common bond was an appreciation of our neighborhood as a good place to live. Our charter states that we seek to maintain our diverse community while making it a cleaner and safer. In the past year, here are some of the ways we've worked toward this goal.

- We have monthly meetings that provide a forum for representing and discussing issues.
- We meet regularly with our alderman.
- We've picked up trash during neighborhood clean-ups and removed graffiti from alleys during our paint-outs. And after three years of negotiations, we convinced the City to establish a weekly street sweeping schedule for Ashland Avenue, and made sure the police enforced the "No Parking" restrictions. We've also planted trees and continue to sponsor Frankie Machine Garden, which was established by EVA in 1988.
- We've worked on improving Division Street. This includes numerous meetings with the Liquor Commission about problem bars, as well as starting the Division Street Initiative.
- We socialize, with a summer picnic, a Christmas party, and other events throughout the year.

Some major events in the East Village Association's history:

Sept. 1983 The first Newsletter appears, a handwritten two-pager called The No-Name Neighborhood News.

July 1984 The big issue – open fire hydrants. No showers possible on hot days.

April 1985 EVA testifies at city zoning hearing against drive-ins and fast food at Division and Ashland. We are told we are "lucky any developer wants to come to our neighborhood."

July 1986 Lead article thanked the police beat rep for taking care of a long-standing problem – chickens being raised in a neighbor's apartment.

Feb. 1988 "Face-to-face with a slumlord" – EVA members take a field trip to protest at the Hoffman Estate residence of an absentee owner of a problem property.

Through 1990 Cut-Rite Liquors often in the EVA headlines.

August 1990 EVA publishes details of complaints with then-Alderman Luis Gutierrez, which are then happily resolved and a stronger relationship forged.

June 1991 In violation of their own ordinances, the City paves the sidewalks on Chicago Avenue without leaving tree-pits. EVA is forced to go to the media for attention and gets 67 trees.

July 1991 Federal Scattered Site Housing program announced in the EVA news, articles continue through 1994.

Jan. 1992 Lead article – “Tax Protest meeting, Assessments increase 100%.”

Feb. 1993 Welcomes in Spanish and Polish are printed on the newsletter cover.

April 1994 CAPS program introduced to EVA and city.

August 1994 EVA argues “taxation without representation” – fights over ward redistricting mean we don’t have an alderman. We’re invited to a personal meeting with the mayor!

Sept. 1995 West Town Library closes. EVA is lead member in coalition for reopening, which occurs in October 1996.

August 1996 Demolition of Goldblatt's at Chicago and Ashland announced, EVA mounts campaign to save the historic structure.

April 1997 Goldblatts building saved, purchased by city for offices.

Dec. 1997 EVA member-experts present a well-received testimony at city hearing on “Managing the Housing Boom.”

August 1998 EVA takes on St. Boniface preservation issue.

Feb. 2000 EVA launches campaign against too-tall residential buildings, succeeds in having new height ordinance passed.

August 2000 Triangle Garden walk revived as East Village Garden Walk.

August 2001 EVA tackles saving a play lot (space we originally lobbied to have saved in 1984!) that was sold for – yes, more condominiums. We succeed.

Sept. 2001 Cover of EVA news features our newest residents who’ll be using that play lot, the children of families who have made their homes here.

January 2002 EVA began a campaign to save the 1858 Nathan Huntley House, a pre-Chicago fire Italianate home and the 5th oldest house in Chicago.

September 2002 Huntley House demolished and replaced by condominiums.

January 2003 Cover article on EVA newsletter, “Why East Village Needs Downzoning,” starts a campaign to address problem of teardowns in neighborhood.

June 2003 EVA establishes the Restaurant Club to experience the exploding entertainment scene.

(A brief history of the East Village Association, continued)

October 2003 Alderman Manny Flores brings Mayor Daley to the neighborhood to meet ten community leaders, Mayor Daley encourages EVA's participation in the city's new zoning project.

June 2004 Alderman Flores and the Metropolitan Planning Council begin an analysis of East Village housing and real estate development.

November 2004 New zoning map for the EVA area finalized by Alderman Flores and the Department of Planning and Development, including some "downzoning", some "upzoning", and a proposal for a landmark district. Almost everyone involved in the process is unhappy, the mark of a compromise. Two new groups with competing agendas, the Association of West Town Property Owners and the West Town Preservation Association, are formed.

January 2005 Commission on Chicago Landmarks votes to begin preliminary study of several blocks in the East Village area for landmark status.

May 2007 EVA website established.

December 2009 East Village listed on National Register of Historic Places

March 2010 The East Village Neighbors and the East Village Association merge to form a united community organization.