


Gentrification Along The 606 Could Be Curbed Under New Law, Aldermen Say

By Mina Bloom (<http://www.dnainfo.com/chicago/about-us/our-team/editorial-team/mina-bloom>) | March 14, 2017 5:46am | *Updated March 15, 2017 11:30am*

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The 606's Bloomingdale Trail.

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LOGAN SQUARE — Local aldermen want to curb gentrification along The 606 by making it more expensive to build homes along the trail.

Ald. Joe Moreno (1st), Ald. Roberto Maldonado (26th) and Ald. Carlos Ramirez-Rosa (35th) are behind a proposed ordinance that would increase the demolition fee for residential properties along the western part of The 606 and charge a "deconversion fee" that would essentially make it more expensive to tear down multi-unit buildings and build single-family homes in their place.

The aldermen, who are currently drafting the legislation with help from the Logan Square Neighborhood Association, are aiming to introduce it at the end of the month.



Mina Bloom · DNAINFO Reporter
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45

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Last month at a controversial gentrification talk (<https://www.dnainfo.com/chicago/20170216/logan-square/community-dining-gentrification-dinner-alderman-joe-moreno-protesters>), Moreno touted the ordinance as a new tool to curb gentrification. Moreno's chief of staff, Raymond Valadez, could not immediately provide details, saying the plan is still "a work in progress."

Maldonado told the *Tribune* (<http://www.chicagotribune.com/business/ct-606-housing-fees-proposal-0310-biz-20170309-story.html>) the measure would also "create a fund for those existing homes to be improved for home and building owners and their tenants."

Since construction started on the elevated trail, home prices along the western portion — in Logan Square and Humboldt Park — have skyrocketed, according to a study (<https://www.housingstudies.org/research-publications/publications/measuring-impact-606/>) conducted by the Institute for Housing Studies at DePaul University.

According to the study, home prices went up 48.2 percent since the trail broke ground and residents are paying a 22.3 percent premium for properties within one-fifth of a mile of the trail, which the Institute for Housing Studies said translates into more than \$100,000 of the area's average 2015 sales price. The data doesn't include rental housing stock or for-sale condos.

"That's a concern for affordability for long-term residents in the neighborhood," said Geoff Smith, executive director for the Institute for Housing Studies.

If the ordinance passes, it could help retain more of the neighborhood's multiunit (two-, three- and four-flat) buildings, which Smith said "tend to be an important part of the rental housing supply, especially for low-income residents."

"The rents are usually cheaper because the building is older, owned by the same family for a long period of time and there aren't a lot of operating costs," Smith said.

The ordinance could be the first of its kind in Chicago. Smith said he's not aware of similar legislation in the city. A spokeswoman for the The Chicago Metropolitan Agency for Planning could not immediately say if similar legislation exists.

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By Heather Cherone (/www.dnainfo.com/chicago/about-us/team/editorial-team/heather-cherone) | March 14, 2017 5:11am | Updated March 15, 2017 11:31am

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"Gun violence has overwhelmed" Chicago, U.S. Attorney Zach Fardon said.

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CHICAGO — Zachary Fardon (<https://www.dnainfo.com/chicago/people/zachary-fardon>) may no longer be Chicago's top federal law enforcement officer, but on his way out the door Monday he left Chicago officials with a detailed look at the violence that he said left many in his office with a "sense of frustration and despair."

After stepping down (<https://www.dnainfo.com/chicago/20170310/0100p/chicagos-top-federal-prosecutor-resigns-at-trump-administrations-request>) at the request of Attorney General Jeff Sessions (<https://www.dnainfo.com/chicago/people/jeff-sessions>) Sessions

(<https://www.dnainfo.com/chicago/people/jeff-sessions>) Fardon also offered Chicago leaders a five-point plan to stop the violence.

In his five-page letter, Fardon acknowledged that he had failed in his attempt to use the full power of his office during his 3½-year tenure to stanch the blood filling Chicago's streets. Instead, shootings and murders rose to levels in 2016 not seen since Chicago's poorest communities were ravaged by crack cocaine and violence in the 1990s. (<https://www.dnainfo.com/chicago/20160603/downtown/chicagos-violent-may-rivals-bloody-90s-our-community-is-under-siege>).



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Do you agree with Fardon's prescription to stop gang and gun violence?

18



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"At no moment during those 3 1/2 years did the gun violence abate. Fardon wrote. Every month, every year, innocents died, kids died."

But Fardon wrote that "changed, or began to change," on Oct. 20, 2014, when a police officer fatally shot 17-year-old Laquan

(http://www.dnainfo.com/chicago/tags/laquan-mcdonald-case) McDonald (http://www.dnainfo.com/chicago/tags/laquan-mcdonald-case).

The other seminal moment of his tenure was the "landmark agreement" reached in January 2016 between the Chicago Police Department and the ACLU (https://www.dnainfo.com/chicago/20150807/downtown/chicago-police-stop-frisk-policy-undergo-more-scrutiny). It was designed to reduce the number of unwarranted and unlawful stops and searches (https://www.dnainfo.com/chicago/tags/aclu-of-illinois) by Chicago Police officers, Fardon wrote.

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That agreement (https://www.dnainfo.com/chicago/20170112/englewood/aclu-will-no-longer-get-names-of-officers-who-make-stops-on-street) — loathed by the vast majority of officers — required officers to complete a two-page form every time they stop someone.

That caused officers' morale to plummet (https://www.dnainfo.com/chicago/20160926/river-north/chicago-murders-shootings-police-morale-zach-fardon-us-attorney-gangs), Fardon wrote.

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"Many became scared and demoralized," Fardon wrote. Stops, she said, masked stops. And kids started shooting more — because they could, and because the rule of law, law enforcement, had been delegitimized. And that created an atmosphere of chaos."

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Saying he is now "unshackled by the diplomatic constraints of being the U.S. Attorney," Fardon wrote that the goal of his letter was to speak the truth about Chicago's gun and gang violence.

"The long term [problem] is that Chicago has an entrenched gang problem in a limited number of neighborhoods on the south and west sides," Fardon wrote. "For decades, those neighborhoods have been neglected. The reasons for that historic run of neglect are rooted in ugly truths about power, politics, race and racism that are a tragic part of our local and national history and heritage."

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But in the short term, many of the individual acts of violence in those neighborhoods are sparked by social media, Fardon wrote.

"One taunt through Instagram leads to a shooting, which leads to bragging on Snapchat or Facebook, which leads to a retaliation shooting, and then the cycle repeats," Fardon wrote. "The virus spreads."

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The dashcam video of McDonald's death wasn't released until November 2015, but when it was — combined with officers' concerns about the ACLU agreement, the Department of Justice's civil rights investigation and Mayor Rahm Emanuel's

(https://www.dnainfo.com/chicago/people/rahm-emanuel) dismissal of Supt. G (https://www.dnainfo.com/chicago/people/eddie-johnson)arry McCarthy (https://www.dnainfo.com/chicago/people/garry-mccarthy) — it set "the city on fire," Fardon wrote.

"Those things exploded a powder keg that didn't change fundamentally the landscape of gun violence or law enforcement, but they poured gasoline on the tragic aspects of those realities and further polarized our officers and our community," Fardon wrote.

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The combat those problems, Fardon offered his successor — and Chicago officials — a five-point plan to "get us to a better place."

"Is not exhaustive or magical; it is an honest short list based on my experience over the past years," Fardon wrote.

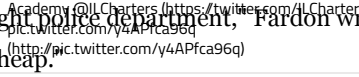
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• Reach A Consent Decree

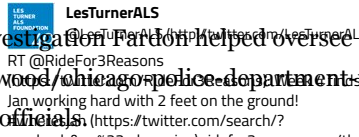
In order to reform the Chicago Police Department a legally binding agreement — known as a consent decree — is necessary to ensure that reforms are implemented under the authority of a federal judge, Fardon wrote.

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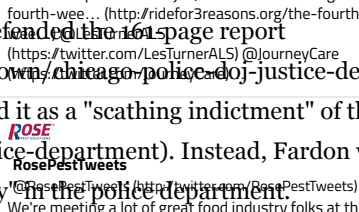
"You can't stop our brand of violence without a top-flight police department," Fardon wrote. "And you can't have a top-flight police department on the cheap. For decades, CPD has been run on the cheap."



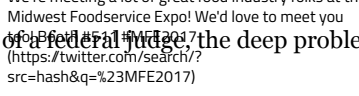
But Sessions has said he doesn't think much of the investigation Fardon helped oversee (https://www.dnainfo.com/chicago/20170228/englewood/chicago-police-department-reform-federal-investigation-trump-consent-decree) — and is unlikely to negotiate a consent decree with city officials.



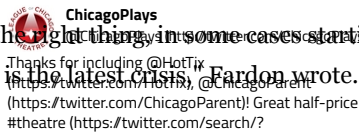
Fardon said that approach would be a mistake, and details in a 16-page report (https://www.dnainfo.com/chicago/20170113/downtown-chicago-police-do-justice-department-probe-laquan-mcdonald-loretta-lynch-rahm-emanuel-civil-rights) from critics who have denounced it as a "scathing indictment" of the Chicago Police Department (https://www.dnainfo.com/chicago/tags/chicago-police-department). Instead, Fardon wrote that it is a "a roadmap to addressing the systemic deficiencies in training, supervision and accountability in the police department."



The nature of politics means without the watchful eye of federal judges, the deep problems afflicting the police department won't be addressed, Fardon wrote.



"This city's history is replete with examples of saying the right thing in some cases, starting the right thing, but then losing focus, particularly as the media and public attention pivot toward whatever is in the headlines," Fardon wrote. "A consent decree with an independent federal monitor is the only way that [reform] will happen."



• Consolidate federal law enforcement efforts in Chicago and expand the U.S. Attorney's Office

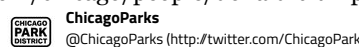
The U.S. Attorney's Office in Chicago needs another 15-20 lawyers immediately, Fardon said.



"If you want more federal gang and gun prosecutions (https://www.dnainfo.com/chicago/20170309/downtown/rahm-declares-victory-after-trump-administration-pledges-gun-crackdown), we need more full-time permanent federal prosecutors in Chicago" Fardon said. "That's simple math."



But President Donald Trump (https://www.dnainfo.com/chicago/people/donald-trump) has ordered a hiring freeze on federal employees, making such an expansion unlikely.



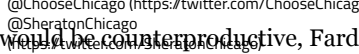
Fardon also recommends combining the Chicago effort of the FBI, the Drug Enforcement Agency and the Bureau of Alcohol Tobacco and Firearms into one agency or special task force.



"It seems to me this crisis creates the right opportunity to reinvest what we can at wheel, even if it's just a Chicago-specific pilot — bring those federal agencies together in a way that will create unified purpose, greater efficiency and greater impact for our afflicted neighborhoods," Fardon wrote. "We need to flood those neighborhoods with local and federal law enforcement officers."



But deploying the national guard on Chicago's streets would be counterproductive, Fardon wrote.

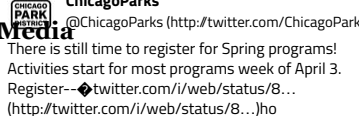


"If we resort to wrongheaded measures, we might set ourselves back years, even decades in the long term fight," Fardon wrote.



• Stop Gang Members From Posting On Social Media

Send in the tech geeks, Fardon recommended.

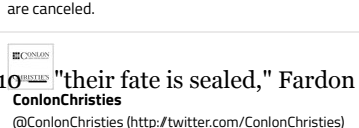


"If kids have convictions or overt gang affiliations, find a way to curb their social media," Fardon wrote. "I recognize that First Amendment issues come into play, but let's test those limits. Lives are at stake."



• Create Youth Centers

Once someone joins a gang — sometimes as young as 10 — "their fate is sealed," Fardon wrote.



The vast majority of those kids will do the right thing if we help them find and figure out what that right thing looks like," Fardon said. "So let's find those kids, and let's intervene, in a positive way, in their lives."

That means "combining our social services resources to maximize impact in these neighborhoods," by creating "brick and mortar" places for those kids to go and get help, Fardon wrote. No longer should non-profit groups have to compete against each other for the "peanuts" offered by the state and federal governments, Fardon added.

• Fix The Bail Bond System In Cook County

Fardon endorsed an initiative from State's Attorney Kim Foxx (https://www.dnainfo.com/chicago/20170301/little-village/kim-foxx-cook-county-bond-reform-tom-dart) to give inmates who are too poor to post bond a reprieve.

At the same time, Fardon said those charged with acts of violence who have prior gun and violence convictions should not be eligible for release.

"Lives are being lost, every month, because of that bail system," Fardon wrote. "It's fixable, now."

Until his replacement is confirmed by the U.S. Senate, the U.S. Attorney's Office for the Northern District of Illinois will be run by Fardon's No. 2, Joel Levin (https://www.dnainfo.com/chicago/20170313/andersonville/chicagos-new-top-federal-prosecutor-takes-over-after-trump-demands-change).

Fardon's parting words were for his former colleagues:

"You are everything that is right and good about public service. You are our hope. Carry on."

Fmr USA Fardon Open Ltr 3.13.17 (https://www.scribd.com/document/341808100/Fmr-USA-Fardon-Open-Ltr-3-13-17#from_embed) by Heather Cherone (https://www.scribd.com/user/29602728/Heather-Cherone#from_embed) on Scribd

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HYDE PARK » (HTTPS://WWW.DNAINFO.COM/CHICAGO/HYDE-PARK-KENWOOD)

Cardboard 'All Lives Matter' Figure Found Hung By Neck Under Metra Tracks (https://www.dnainfo.com/chicago/20170315/hyde-park/cardboard-all-lives-matter-figure-found-hung-by-neck-under-metra-tracks)

ILCharters

Register for the INCS Teacher Job Fair and be entered into a raffle to win an iPad, or one of five \$100 gift cards. teacherjobfair.org (http://teacherjobfair.org)

@LesTurnerALS (http://twitter.com/LesTurnerALS)

Thank you @SenatorDurbn (https://twitter.com/SenatorDurbn), @SenatorBillC (https://twitter.com/SenatorBillC), @danielbiss (https://twitter.com/danielbiss) & @mattoshea19 (https://twitter.com/mattoshea19) for supporting the Les Turner ALS Fund at

(http://twitter.com/i/web/status/8...)



YMCAChicago

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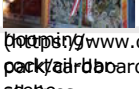
(https://www.dnainfo.com/chicago/20170315/edison-park/swat-standoff-edison-park-closes-harlem-from-devon-touhy)



(https://www.dnainfo.com/chicago/20170315/portage-park/portage-park-home-burglaries)



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(https://www.dnainfo.com/chicago/20170315/hyde-park/cardboard-all-lives-matter-figure-found-hung-by-neck-under-metra-tracks)

<http://www.dnainfo.com/chicago/20170315/hyde-park/corridor-all-lives-matter-figure-found-hung-by-neck-under-metra-tracks>
Cardboard 'All Lives Matter' Figure Found Hung By Neck Under Metra Tracks

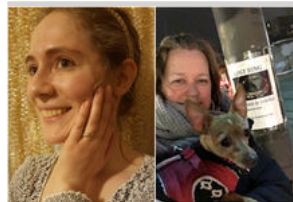
<http://www.dnainfo.com/chicago/20170315/hyde-park/corridor-all-lives-matter-figure-found-hung-by-neck-under-metra-tracks>

The message behind the figure,



<http://www.dnainfo.com/chicago/20170315/lakeview/cmdr-buslik-crime-drop-2016-town-hall-district-north-side>
In Lakeview, Crime Is Down, Data Shows — But Not Everyone Is Buying It

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quite so rosy in the neighborhood,



<http://www.dnainfo.com/chicago/20170315/rogers-park/good-samaritan-string-of-good-luck-reunites-woman-lost-wedding-ring>
Good Samaritan And String Of Good Luck Reunites Woman And Lost Wedding Ring

<http://www.dnainfo.com/chicago/20170315/rogers-park/good-samaritan-string-of-good-luck-reunites-woman-lost-wedding-ring>

A lost ring, a jeweler's granddaughter and a single, lucky photo crossed paths in a fateful meeting.

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