

The following comments were drawn from emails sent to Alderman Cappelman regarding the proposed Special Use for the Lakeview Pantry to relocate to 3945 N. Sheridan Road from its current location at 3831 N. Broadway.

### **Crime and Safety**

I specifically chose this building for its close proximity to the Sheridan el stop and the safety associated with not having to walk far home as part of my commute. As a young, single woman, I am concerned about loitering outside of the pantry when it's dark. I see this as a safety concern. I'm also concerned about the noise becoming an issue as more people congregate outside of the Pantry location.

Though the pantry would only be open certain days of the week, it will, as stated before, pose as a beacon for loiterers. It is important to consider that this will affect the foot traffic in and around the Sheridan red line stop. When we leave for work and when we come home from work, having the food pantry right there would pose a threat to our safety, the safety of our friends and of our families.

*Response: The Pantry will be open 12 hours per week, during daytime business hours. Each client household can be served one large basket per month and smaller basket of perishable weekly. The Pantry actively discourages loitering among people who are waiting for services or are waiting for transportation when they are leaving. After hours loitering has not been a problem in the past, and will be addressed if a problem develops.*

Of course no one can guarantee 100% safety from break-ins and crime, but I want to feel safe in my neighborhood when I walk to the train and when I sleep alone in my home at night. I think loitering and the added foot traffic would potentially increase the risk of crime occurring.

*Response: The increase in expected foot traffic would amount to about 1 -2% of the 1.8 million people that enter the Red Line at Sheridan annually. The Sheridan CTA station (and L stops in general) is a far larger driver of crime and loitering than the Pantry is. Crime and calls for service are currently about 3 times higher in the 3900 block of Sheridan than similar for the 3800 block of Broadway, and for July 1, 2013 to July 1, 2014 none of the reported crimes for the 3800 block of Broadway were associated with the Pantry.*

This is concerning to us because we have a vagrancy problem in Kelly Park and a loitering and panhandling problem along Sheridan by the el stop.

*Response: The existing concerns are not attributable to the Pantry. The 19th District police have stated that they have no issues with the pantry and do not know of crime associated with it.*

### **Development and Property Values**

I am also concerned about the effect such an establishment would have on property values in the neighborhood. With the fluctuating economy, property values are low, but are getting higher as the economy improves. If the food pantry is added next to this condo community, the property value will only decrease. We will become a neighborhood that nobody wants to visit which will result in us becoming just another area of the city that is forgotten. It will become a vicious cycle of negative events: property values will plummet, vandalism will occur, burglaries will rise, thefts will occur, and loiterers will become commonplace.

*Response: The Pantry is proposing to move about 1300 feet from the current location, it's already in the neighborhood. The current location of the Pantry is directly in the center of the most active 3-block stretch of new development and redevelopment in the Ward. None of the developers have expressed trepidation about locating near the Pantry. There is no evidence of impact on property values.*

Property values in our neighborhood are slowly improving. Halsted Flats opened and is fully leased. This further shows that the area is changing. Another company is interested in building a similar rental building on Broadway and Sheridan in the former Mobile gas station space. More proof that the neighborhood is shifting. Loukas has proposed a luxury condo building across the street from the proposed pantry location. The pantry would put a damper on sales. Lastly, another rental building is planned to be built on Broadway and Irving. These are luxury rental buildings not affordable or subsidized housing.

*Response: Halsted Flats and the Mobile station are each less than a block from the current Pantry location. The proximity has never been discussed as a deterrent to development or a detriment to the neighbors. The proposed Loukas building is a rental, they have expressed the desire to follow the model of the other high end rentals that are being built or proposed for within 1 block of the current pantry.*

### **Location, Need and Clientele**

There is currently a pantry two blocks north of the proposed location (St. Marys Church). The demographics do not show the need for two pantries within a two block radius.

*Response: The pantry at St. Mary of the Lake is a much smaller operation, can serve fewer clients and offers a smaller range of services. The program at St. Mary of the Lake would not be an adequate substitute for the Pantry programs.*

The former/current location of the Lakeview Pantry is amongst businesses not in the middle of a residential neighborhood. Our neighborhood is full of families and children. Safety is a priority in our neighborhood. We have a strong group of people who watch out for one another. A pantry is not something that would benefit our neighborhood or assist in making it more safe. In fact, it would encourage loitering. I am not against pantries, however, I feel that they should operate and

be located amongst other businesses. For example, Southport would be an ideal location. The street is lined with business and has several vacant spaces.

*Response: The current location is a more residential area than the proposed location. Both blocks are zoned "B" and are located directly adjacent to dense residential zones. See Zoning Map.*

The pantry belongs amongst businesses NOT in a residential neighborhood. It belongs where the people who need it most reside not surrounded by middle class homes. It belongs in an area where there isn't access to other pantries, not two blocks away from a current pantry.

Once again, in no way shape or form am I opposing food pantries in general. I think they are important to have because of our failing economy and the lack of jobs, resources, etc. What I am emphasizing that it is important that we do not have a food pantry in a residential area. There is already a lot of foot traffic because of the Sheridan red line stop, and having the pantry there would increase it in a negative way, raising safety concerns.

*Response: The Pantry can best serve clients by locating near their homes. In order to serve their client households, they need to be accessible by public transportation. Both the current and proposed are on commercial streets adjacent to residential areas.*

## **Traffic and Loading**

How will the dense urban area accommodate all the trucks and deliveries?

*Response: Lakeview Pantry plans to create an alley loading dock.*

We already have a lot of community traffic with the red line being so close to our condominium community. An increase in the number of strangers in our community would likely promote a less safe environment. Thus, I feel that adding the Lakeview Pantry will only make things worse in this regard. I personally do not want to give up any more of the slight sense of community that we so desperately need to hold onto here on N. Sheridan Rd. Please understand these concerns and do not allow for the Lakeview Pantry to move in to 3940 N. Sheridan Rd. All of us desperately want to keep a safe, familiar, and family oriented environment.

*Response: Ridership at the Sheridan CTA station in 2013 was more than 1.8 million riders entering at that location. Foot traffic at the Pantry is expected to contribute about 1-2% of the foot traffic on the street.*

The homeless problem in the city of Chicago and in every big city is on the rise and it is something we cannot ignore. However, there are children, families, single men, and single women living in this neighborhood that would be affected by this. Though the food pantry would be open on specific days of the week, it would become a beacon for loiterers around the pantry

itself, on our block, around our parks, buildings, and local establishments. There is a park that is used by toddlers and school-aged children, just down the block from where this pantry would be. The homeless that would show up would increase safety concerns because it would be placed in this residential area. I am not saying that a food pantry should not exist in the city, but it should be located in an industrial area—not by homes and businesses where families want to feel safe to stop in for a bite to eat, to do laundry, grab a drink, or some paint for their home. There is no way to regulate who stays around the pantry and for how long they stay, which is a huge safety concern. Though foot traffic is good for a business, negative foot traffic is terrible for business. If the food pantry is placed on this block, it will deter residents and those wanting to travel here, away from your businesses.

*Response: 3-5% of the clients of the Pantry are homeless, most are low income renters. Many are senior citizens, and all live within the service area boundaries of the Pantry. The Pantry serves 900 households per month.*

Though the crime rate in Chicago is steadily declining in the big picture sense, it is still on the rise in specific areas and neighborhoods around the city. Lakeview is one of those areas. Just a few years ago it was unheard of to hear Lincoln Park or Lakeview in the same sentence as burglary, robbery, theft, etc. Now, along with the economy, crime is shifting to all parts of the city. 24-hour security is not a financially viable option for each business so having this food pantry would potentially increase break-ins, burglary, thefts, and other crimes. We need to do whatever we can as a community to keep the crime rate down and to ensure that our children feel safe in and around our homes.

*Response: Poor people are not automatically criminals, the Pantry clients don't break in to the homes and businesses surrounding the current location.*