

# LAKEFRONT OUTLOOK

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The Christian Science Church, 4840 S. Dorchester Ave., was sold to developers in July. Concerned neighbors are keeping an eye on the future of the historic site. Marc Monaghan

## Historic church sold, neighbors fear condos

by **Tedd Carrison**

The recent sale of a 101-year-old Kenwood church to an elusive developer has fueled concern among nearby property owners who fear a high-density condominium building is planned for the historic district.

More than two dozen Kenwood residents packed the living room of a local home last week to discuss uncertainties about the future of the historic property and form a unified voice to ensure they have a stake.

Formerly the Shiloh Missionary Baptist Church, the 27,000-square-foot building at 4840 S. Kenwood Ave. now sits vacant. It was designed near the turn of the 20th century by renowned Chicago architect Solon Beman.

In 2003, the Shiloh congregation dissolved and sold the property to Art Smith, famed chef of the Oprah Winfrey Show. Smith's plans to convert the building into a small television studio, a cooking school and his

own private residence never blossomed and he sold it to a party known only as the 4840 S. Dorchester, LLC this July.

Now residents fear that a high-density residential structure may be proposed for the site and it could bring traffic and parking problems and compromise the historic look of the building. At the Sept. 1 meeting, church neighbor Jean Maclean Snyder said a group of neighbors believe a 32-unit condominium is in the works and it calls for parking to accommodate 1.2 cars per unit or more. She said they expect the church facade will be maintained but the rear will be expanded.

Kenwood resident David Erhmann said he recently met with Ald. Toni Preckwinkle (4th) where he briefly saw the plans but the alderman did not address them.

Mae Wilson, planning and development coordinator for the 4th Ward said the plans have been presented to the

alderman. "I am sure there are plans and there is a future and we are looking forward to seeing a presentation [from the developer]," said Wilson. She was uncertain when that presentation will be but expects it should be later this month with a community meeting to follow. "The community will have a voice," she said. "As always that is part of the process."

Kenwood's distinction as a landmark district places restrictions on developers but some residents said they fear these may be circumvented.

In the past weeks, neighbors next to the church have received letters and phone calls expressing interest in buying the adjacent parcel and paying them for parking lots, said Kenwood resident Jim Block at the meeting. "I would not sell to somebody who would tear the house down. Not in a thousand years," he said.

The inquiries came from agents

*continued on page 2*

## Interns map area to spur growth locally

by **Kiratiana E. Freelon**

Clad in a Quad Communities Development Corporation (QCDC) T-shirt, Zuri Thompson stood at the northwest corner of 47th Street and Cottage Grove Avenue last Tuesday inputting data into her wireless handheld device.

As the Columbia College sophomore viewed the McDonald's lot, she answered questions about the establishment and its surroundings. Façade? Good condition. Illicit Activity? No. Landscaping? Good. Parking Lot? More than 10 spaces. Land Use? Commercial. Type of commercial activity? Franchise.

By the middle of September, Thompson and nine other QCDC interns will complete phase one of the Northeastern Illinois Planning Commission's (NIPC) Full Circle Community Mapping Project by documenting multiple characteristics of

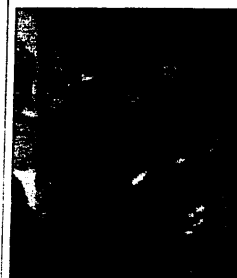
*continued on page 2*



Zuri Thompson surveys real estate on Cottage Grove Avenue last week. Marc Monaghan

## INSIDE

- Provident Hosp. ....2
- Turner .....4
- Blotter .....10
- Calendar .....12
- LSC meetings.....12
- Classifieds .....14



Jitu Brown,

p. 3

# Provident Hosp. still under health dept. probe

by Nykeya Woods

After recently being cited by the Illinois Department of Public Health (IDPH) for issues regarding "jeopardy to patients and safety," Provident Hospital, 500 E. 51st St., is no longer in violation, hospital officials said last week.

"We did properly address the things we needed to," said Provident Administrator and Chief Operating Officer John Fairman.

In August, the IDPH began investigating allegations of a security guard "stomping" a patient. During the probe, IDPH cited the 119-bed hospital for four violations—pharmaceutical services, physical environment, radiological services and governing body—and as a result the hospital was not in compliance with the Centers for Medicare and Medicaid Services.

According to Fairman, the Joint Commission on Accreditation of Healthcare Organizations (JCAHO), a non-profit that evaluates and accredits more than 15,000 health care groups and programs in the United States, conducted a comprehensive tri-annual

review Aug. 17 to 19. Then, he said, IDPH showed up three days later to conduct its follow-up audit.

In a statement, the hospital said, "Spokespersons for both JCAHO and IDPH stated that they were pleased with the progress that Provident has made. The hospital should receive its accreditation letter within 30 days."

However, IDPH said all the violations so far have not been corrected. According to IDPH spokesman Tammy Leonard, a 90-day termination window was given to the hospital because the physical environment was still out of compliance. The case was also turned over to the federal government to determine the status of Medicare and Medicaid. Consequently, the hospital could lose Medicare and Medicaid.

Fairman called the violations very serious because the hospital could have possibly lost Medicare and Medicaid assistance.

"We are pledging ... do the things that we are supposed to do, all on time and consistently," said Fairman, who has only been with

Provident for five weeks.

Patients' safety was also in question. "[Patient health] is not in immediate jeopardy," Rendy Jones, director of communications for the Cook County Bureau of Health said in August. "The state came out and there were some conditions cited. And we are preparing a plan of action that will be presented in September."

According to the July IDPH report, patient's records on the status of medical conditions were never updated. In one incident that began in January, patient documents were requested five different times through June by the risk management department, according to the report.

During one patient's care that began in December 2004, the pharmacy provided different medication than what was prescribed. The risk management department requested documents five different times about the case, but "the documentation had not been successfully completed," according to the report.

Over a two-month period, its pharmacy inaccurately filled outpatient prescriptions on

six separate occasions. As a result, four out of the six patients ingested the wrong medication, with one patient complaining about being "unable to function" and another suffering from drowsiness, according to the report.

"The requests ... for completion of outpatient pharmacy documentation, was approximately two months after the first error was reported [in April] and three notifications had been received from the Risk Department," the report said.

One of the radiological violations had to do with a call light not working for patients as they were seated, she said.

Reports said that inspectors noticed two entrances to the film storage room, with patient X-rays unlocked, "allowing potential access to unauthorized persons."

According to documents, an employee said, "The clerk assigned to the Film Storage Room is cross-covering at the front desk. There is no one in the film room at this time."

After declaring bankruptcy in 1993, Provident Hospital was taken over by the Cook County Hospital system.

## map

continued from page 1

every parcel along Bronzeville's main commercial corridors of 35th, 39th, 43rd and 47th Streets and Oakwood Boulevard.

QCDC, a community development organization targeting the Grand Boulevard, Kenwood, Oakland and Douglas communities, has already determined the commercial needs of the community through its MetroEdge study, but the Full Circle community mapping project will provide it with a detailed inventory of the commercial activity and benefit police, future land developers, businesses, and residents. For example, QCDC could map all parcels that have liquor stores near illicit activity, or parcels that have mixed-use buildings.

"We can even look up where there are four corners of fast food and liquor stores," said Dyhia Thompson, organizer of the project.

City departments already map the age and assessed value of buildings, but the Community Mapping project presents an opportunity for rapidly changing communities like Bronzeville to expand mapping characteristics and monitor the community development in real time.

"The main use [for mapping project] is to improve the neighborhood," said Greg Sanders, a NIPC web projects manager who developed the community mapping database.

Hyde Park and Bronzeville residents may soon see the benefits of the ambitious project. Thompson said the organization plans to provide the Department of Streets and Sanitation and 2nd and 21st Police Districts with its information on illicit activity and trash to pinpoint areas that need change.

"If there is a trend of trash in vacant lots, the first step would be to talk to streets and sanitation," said Chinwe Onyeagoro, an economic development consultant with QCDC.

Interns are also mapping 51st, 53rd and 55th Streets in order document commercial activity close to the Quad Communities. Onyeagoro said a previous study learned that many residents in the Quad Communities already shop in Hyde Park. In the future, she expects Hyde Park residents to shop in the Cottage Grove commercial area, just as Kenwood and Oakland residents shop in Hyde Park.

"We should be bringing in business [to the Quad communities] that complements [Hyde Park] ... rather than competes with it," Onyeagoro said.

The mapping project could provide valuable information for budding entrepreneurs. If a person wanted to find a rental space for a restaurant, he or she could look up a vacant building on an online map and database.

But that day is a ways off. For now, Onyeagoro recommends people to contact QCDC for information requests. Thompson added that QCDC also plans to supply the Hyde Park and Bronzeville Chambers of Commerce with the information gathered.

"If [residents] want this information, then by all means we will supply it," Thompson



DePaul University student Brian Guyer assists in mapping sections of Bronzeville.

Marc Monaghan

## DuSable open house for local educators

The DuSable Museum of African-American History, 740 E. 56th Pl., will host its Fifth Annual Educator's Open House from 10 a.m. to 3 p.m., Saturday, Sept. 24.

The event will provide several workshops designed to teach children from early childhood through high school how to use museum resources. Workshops include Reading and writing about black history using youth literature, Storytelling for primary grades, Africans and ecology and black influences in music. The fee for members is \$12 with lunch and \$8 without; for non-members \$15 with lunch and \$10 without.

## church

continued from page 1

affiliated with Prospect Equities, a management company based in Homer Glen, Ill. Prospect Vice-President Jody McArthur said she was not familiar with the Kenwood property or the offers made under her company's name, but explained that developers often contact one of her 200 agents to research properties the developer may have no strong intention of buying.

The neighborhood group intends to meet with residents south of Kenwood and the alderman. It also delegated a five-person committee to meet with Preckwinkle and present her with a neighborhood petition.

# LAKEFRONT OUTLOOK

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