1505 West Oakdale Avenue, Chicago, IL 60657

Web Site: www.slneighbors.org
General email: info@slneighbors.org
President email: president@slneighbors.org

BOUNDARIES: DIVERSEY TO BELMONT - RAVENSWOOD TO RACINE
Membership Dues (per person) \$10.00 September 1 through May 31
Meetings held at Athenaeum Theatre, 2936 N. Southport on the second Tuesday of every
Month (except January, June, July and August) at 7:00 p.m. (Doors open at 6:30 p.m.)

#### **NOVEMBER 2017**

#### FEW WORDS FROM OUR PRESIDENT ...

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## RENEW YOUR MEMBERSHIP NOW RENEW YOUR MEMBERSHIP NOW

Members: please renew your membership using the enclosed MEMBERSHIP FORM or go to SLN's website at www.slneighbors.org and renew online. You must be a PAID MEMBER in ORDER to VOTE on the NEIGHBORHOOD ISSUES

Late Night Musings from Barry Avenue,

I am going to talk about a few different issues in this month's column - zoning changes and the NDRC [Neighborhood Development Review Committee], School Forum and the upcoming Veterans Day.

I get a lot of questions about our development review committee and I will try to answer most of them with my commentary. As current President of SLN I facilitate this committee composed of a small group of knowledgeable volunteers with expertise in legal, architecture, zoning and construction. The NDRC reviews development proposals, works closely with the alderman's office and the developer, advises the SLN board and makes a recommendation to the general membership just prior to voting on the proposal. Our general quidelines are as follows:

- No zoning change occurs unless there is some kind of net tangible benefit to the neighborhood. Otherwise the current zoning map is maintained.
- Multi-family units other than 2 flats on our side streets are not considered to be in the

MEETING AT A GLANCE TUESDAY, NOVEMBER 14, 2017

ATHENAEUM THEATRE
2936 N. SOUTHPORT
6:30pm - Member socializing
7:00pm - Meeting begins

Agenda:

SCHOOL FORUM
Presentations from the Principals
from:

- 1) Burly G.S.
- 2) Agassiz G.S.
- 3) Alphonsus Academy & Center for the Arts G.S.
- 4) Lakeview H.S.

best interest of the neighborhood. They are mainly limited to our busier streets.

- At least one off street parking spot per dwelling unit must be incorporated into the proposal. This is an important point and will be a deal killer.
- The completed project can not present any major imposition to the immediate neighbors. Besides the above the technical details/plans are reviewed with respect to zoning codes regarding height, density, floor space/lot size, front-rear-side setbacks

etc. In addition construction materials, methods and design suitability are considered in an iterative process with the development team.

Remember – the legal authority for proposing a zoning change to the city council is under the purview of our alderman's office. Alderman Scott Waguespack seeks our advisory input for all proposals and for the last 10 years has concurred with our advisory vote at least 95+%. Last month our membership voted positively on two zoning changes – commercial and 3 units at 2930 N Lincoln and 3 units at 3045 N Ashland. Currently there are two controversial proposals under NDRC review – very large single family at 1246 West George and a redevelopment plan for a lot split and additional single family at 1503 W George.

The November meeting will mainly be our 2<sup>nd</sup> annual School Forum. Principals from the various schools in our area will present their programs/achievements and answer questions. The deadline for school choice applications is Dec 15 so this is a very timely and informative presentation. You can read more about this event elsewhere in the newsletter.

## **South Lakeview Neighbors 1505 West Oakdale Avenue**

www.slneighbors.org email = info@slneighbors.org

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One of the takeaways is that past actions of the NDRC with its orientation to low density and single family homes have resulted in higher income families moving into our boundaries. This has encouraged improvement in our schools which in turn has increased even further demand by families for our neighborhood. I think we now have more day care/pre school centers than bars.

Finally, I would like you to remember that Nov 11 is Veteran's Day. If you have been a past reader of this column or heard me talk at meetings you know that I hold veterans in very high regard. If not for their service, life as we know it would not exist. Our freedoms, our country, our lifestyle and everything we have would not exist without the veterans who have heard the call to duty and in many cases made the ultimate sacrifice. If you know a vet, thank them for their service. If you see a uniformed serviceman or woman, buy them a drink, coffee or pick up their up their lunch tab. They will greatly appreciate it and you will feel better as well.

Mark your calendars for Tue Dec 12 for our fantastic Holiday Party at Will's @ Racine/Nelson, 6:30 — 8:30pm. Free food and drinks for SLN members, families and friends who live within our boundaries.

Take care and be safe and feel free to let me know what you think, Sam

Member Socializing - 6:30 to 7:00 in the Athenaeum Lobby.

The Athenaeum opens its bar for members to purchase some beer, wine or pop before the start of the monthly meeting. Come a little earlier to the meeting for some member socializing. Your purchase helps support the operations of The Athenaeum Theatre

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#### **NOVEMBER 2017 MEETING - PREVIEW**

#### **School Forum**

For the 2nd year, SLN has organized a School Forum where the parents can meet and listen to presentations from the Principals of the schools whose students are within the SLN boundaries. The forum will be moderated by SLN member and former CPS principal Bob Blitstein. The line-up includes:

Burly Grammar School Agassiz Grammar School Alphonsus Academy & Center for the Arts Grammar School Lakeview High School

A question and answer session will follow the schools presentations.

#### AT THE OCTOBER 2017 MEETING

#### 2930 Lincoln - Zoning Change:

This is the Urban Vet Care building that has been vacant for about one year. The Developer already owns the property. The property is currently zoned B-3-2. This is also a non-conforming, short lot measuring 25'x115'(2,888 sq.ft.) versus a standard lot of 25'x125'(3125 sq.ft.). Under the current zoning, due to the shortened lot size, a 3-story building with commercial on the ground level and 2 units above can be built. The Developer proposed to build a 4-story building with commercial on the 1st floor and 3 single rental units above.

The Developer's attorney presented to the membership. The lot is short due to the angular alley cutting in behind the lot. If the lot was the standard (3,125 sq.ft.) the proposed 4-story building would be allowed. The Developer decided against going for a zoning upgrade and instead are requesting a 10% "variation" as allowed under the zoning code to increase the square footage of the lot relating to the size of the building allowed to be built. Not so simply, the attorney explained that when a property is close to certain legal building requirements being met, a variation can be allowed. First, the Developer removed 250 sq. ft. from the overall livable space of the 4-story project by shrinking the size of the Project. Then the 10% variation to the lots square footage was invoked. 2,888 sq.ft. x 10%=289 sq.ft. Add that to the 2,888 and the variation square footage of the lot = 3,177, which is above the required 3,125 square feet required for a 4-story building. In addition to the variation, the Developer addressed the NDRC's parking issue by reconfiguring the spaces to space 1 and 2 being tandem and space 3 next to that. This reconfiguration allows for the project's garbage cans to be kept within the Project's lot line.

Sam Samatas summarized the NDRC's position on new developments in the SLN boundaries. The NDRC supports increased density on the major streets (Lincoln, Ashland and Belmont), that a development benefit the neighborhood which in this case it replaces a somewhat dilapidated frame building, and not cause a hardship to a neighboring building, which in this case is a 5-story building to the north. The NDRC supported the project as presented.

A secret paper ballot voted was taken. In favor YES=17, against NO=4. An email was sent to Alderman Waguespack's office with the results.

The Developer plans indicate that the 3 rental units will have 3 bedrooms and 2 baths and be rented for \$3,000-\$3,500 per month. The Developer has hired a broker to fill the ground level retail space. Editor's Historical Note: My first apartment after moving out of the family house in 1979 was a crappy basement apartment on 1800 Henderson for \$100/month. By 1986, before I got married, I had upgraded to a \$350/month apartment on Waveland and Wayne around the corner from the recently reopened Music Box Theater.

#### 3045 Ashland - Zoning Change:

Formally the Fortune Teller building. The Property is currently zoned B-3-2. This a small nonconforming lot measuring 24'x107' versus a standard lot of 25'x125'. Under the current zoning, a 3-story building with commercial on the ground level and 2 units above can be built. The Developer is requesting a zoning change to B2-3 which will eliminate the ground floor commercial requirement and allow for 3 condominium units. The 3 units would be 1st floor (duplex down to basement) with the 2nd and 3rd floor simplex units. The total height of the building would be the same as under the current zoning. The Developer indicated the garbage dumpsters would be housed near the back of the building and the owners would have to roll them out on garbage pick-up day.

Sam Samatas summarized the NDRC position. The NDRC agreed that a commercial space on Ashland would be a hard sell to fill, as there is no off street parking and Ashland busy, making it hard to parallel park. The NDRC was concerned about the garbage being lined-up in the alley, but the Developer addressed this issue. The NDRC was not totally enthused by the Project, but considering

the condition of the current building and the short lot issues, they approved the Project.

A secret paper ballot voted was taken. In favor YES=16, against NO=5. An email was sent to Alderman Waguespack's office with the results.

Flashback to 1960-1970-1980's: The Developer opting out of commercial on the 1st floor reminds the Editor how the commercial landscape on the east side of 3000-3100 Ashland has changed. At 3100, was Robert Hall clothes store. It was one of the original big box stores in competition with Wieboldts and Goldblatts until the late 1970's. Now that building houses the day care center and strip mall at the corner of Barry and Ashland. Red Hot Ranch was a Johnnies Texaco/Citgo gas station with a cute alpine village design office. In the era when the attendant would pump your gas and clean your windows, my Dad used to say, you could get a tank of gas and your windshield greased by Johnnie's dirty window cleaning rag. School of Rock was Hoi's Chinese Restaurant which eventually moved into the corner plaza then closed. I still have not been able to replace my love for the #4 lunch special. The owner used to call my son Steven "little Haderlein"(in a Chinese accent) when we ate there. The Art of Pizza Plaza was a foreign car repair business. When that plaza was built by a developer, The Art of Pizza only rented the small space where his counter is. It was the current counter and maybe two small tables, that is all. Now he owns the Plaza. The condos at corner of Ashland and Nelson was an Arby's. Then it was only the beef sandwich, plain or with cheese, the Arby-Q, horsey sauce and curly fries. If the "we have the meats" program existed then, I don't think we would ever have a home cooked meal. Las Reinas Restaurant (its name this year) at Wellington was Little Bucharest, a European restaurant (now located on Elston) which had a street fest in the 1980's and 1990's blocking off Wellington from Ashland to the alley for the whole weekend. The kids loved it, as they could play in the street, traffic free for two days. Bill Haderlein-Editor.

#### **DECEMBER HOLIDAY PARTY PREVIEW**

Mark your calendars
December 12
Will's Northwoods Inn under the Tent
6:30-8:30PM

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#### FROM OUR ELECTED OFFICIALS & CAPS

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## Some Notes from the 2018 City Budget Hearings:

- 1) Includes hiring 250 new police officers
- 2) Upgrades to the 311-911 system to be paid through and increase in fees for all mobile and landlines in the City.
- 3) \$500,000 for new black and blue garbage carts. 18,000 can requests have not been delivered. Recycling rates are still below 10%.

## Community Relations Strategy (previously called CAPS)

Beat 1933 - east of Lincoln Ave and west of Racine. Belmont to Diversey

Next meeting is Tuesday, Nov. 14th at Illinois Masonic Hospital, 836 W. Wellington, 7<sup>th</sup> floor auditorium at 6:30pm.

Beat 1932 - east of Ashland and west of Lincoln, from Belmont to Fullerton

Next meeting is Monday, Nov. 13th at the New Life Church, 1110 W. Lill at 7:00pm.

Beat 1931 - west of Ashland, between Belmont and Fullerton, to the Chicago River.

Next meeting is Wednesday, Nov. 15th at the 2452 W. Belmont Police Auditorium at 7:00PM.

Dates/times may change and you can call the office at 312-744-0064 with questions.

Twitter = ChicagoCAPS19

Email = caps019district@chicagopolice.org

Contact information: Community Policing Office Phone: 312-744-0064

Email: CAPS19district@chicagopolice.org

Twitter: @ChicagoCAPS19

Sgt Mary Hein

Phone: 312-744-0064

Email: mary.hein@chicagopolice.org

SLN is looking for members to attend CAPS meetings and report to the membership either through the newsletter or at the membership meetings. Contact Bill Haderlein, editor at email=chicagolanddeck@rcn.com if you think you will be a regular CAPS meeting attendee

the streets. By supporting NRPM, you are showing America's runaway and homeless youth that they are not invisible or alone.

For support information or volunteer information contact:

3141 N. Lincoln, Chicago, IL.

Admin 773-880-9860 Call: 1-800-RUNAWAY Click: 1800RUNAWAY.org

Text: 66008

#### Fall Leaves Reminder

Notes from the Alderman's office

- 1) Do not rake or blow leaves into the street. It creates more work for City sweepers and clogs up the drains. If you see a landscaper doing this, call 311 with name of landscaper and location.
- 2) Yard waste should be left in the alley in separate bags. Do not put in blue recycling carts, as it contaminates the recycling stream, or the black carts.
- 3) Call 311 or go on-line to let the Dept. of Streets and San. know that you have a leave bag pick-up. They will collect the bags for composting.

#### **NEIGHBORHOOD NEWS/INFORMATION**

## National Runaway Safeline - National Runaway Prevention Month

In October 2002, then President Bush hosted a landmark White House Conference on exploited and runaway children. The then current campaign was expanded into a month-long prevention and awareness campaign during the month of November.

The goals of the National Runaway Prevention Month (NRPM) are two-fold:

- 1) To raise awareness of the runaway and homeless youth crisis and the issues that these young people face and
- 2) To educate the public about the solutions and the role they can play in ending youth homelessness.

The National Runaway Safeline reports that between 1.6 and 2.8 million youth run away in a year. Many of these young people will end up on

#### Bank-Coffee-Cafe Combo - Capital One Cafe

This editor logs a lot of miles up and down Southport just for leg-stretching walks and people watching. I have been intently watching the monster gut-rehab of the building at the NE corner of Newport and Southport. Originally the Newport Bar. Then the laundry mat moved in and Newport Bar moved next door. Then the laundry mat was taken over by a salon. The rehab is finally done and is christened the Capital One Cafe. The space combines banking with coffee drinking and light eating. All connected as one, with loft seating area on the 2nd floor, the cafe, operated by Peet's Coffee, is open every day of the week and you can access ATM's. The banking portion is open all banking days. What's in your wallet? (Samuel E. Jackson)

#### OTHER SLN INFORMATION

## Block Captain Program - members needed for the 2017 season. Volunteer now.

Still looking for block captains to flyer their blocks for the monthly membership meetings. Good exercise. Full benefits. Seven membership meetings per year (Sept, Oct, Nov, Feb. Mar, April & May).

We currently have 14 block captains covering about 50% of the SLN territory.

Contact Bill Haderlein at the SLN email address = info@slneighbors.org. If you are interested in becoming a block captain

## Restaurant News - Michelin-star awarded to SLN neighborhood restaurant

Michelin's star rating service awarded 1 star to Entente located at 3056 N. Lincoln. Michelin inspectors were impressed by Entente's creative comfort-classics. Michelin said Chef Brian Fisher and his kitchen staff experiences gained at other restaurants shows in their food and service. Only 25 restaurants in the Chicago were awarded star ratings. Two restaurants were awarded 3 stars, four restaurants were awarded 2 stars and 19 were awarded 1 star. Included in 1 star group are such super popular restaurants as Everest, Spiaggia and and Rick Bayless' Topololampo. The rating service is published by the French tire company, Michelin (yes that tire company), for over a century. The acquisition or loss of a star can have dramatic effects on the success of a restaurant.

## Be sure to support SLN's Restaurant Advertisers - All SLN Star-Rated

Sometimes you just cannot fit the Michelin star restaurants into your schedule. When that happens, be sure to patronize our SLN restaurant advertisers.

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Will's Northwoods Inn - Wisconsin themed menu. Friday night fish fry transports you out-of-state to a great Wisconsin eating experience.

Gino's East Pizzeria Restaurant - The Original. A world-wide tourist destination stop

Golden Apple Grill & Breakfast House - 24 hours, 365 days a year. Everyday, all day.

Honeybaked Ham - the World's Best Ham. 1/2 sandwich and soup combos for a change of pace. S&G Restaurant - now featuring beer, wine, bloody Mary's and mimosas for your brunch, dinner or before theater dining experience.

#### Real Estate Watch within South Lakeview Neighbors boundaries: Compiled by Susan Radzinowicz, Berkshire Hathaway Home Services

Address	Price	Type*	<u>DOM**</u>
3175 N Lincoln, #203	\$250,000	ΑT	6
1635 W Belmont	\$295,000	ΑT	3
1725 W George	\$405,900	ΑT	16
2800 N Greenview 2N	\$419,900	ΑT	5
2819 N Lakewood 3N	\$471,000	ΑT	20
1713 W Diversey #C	\$517,500	ΑT	22
1832 W Barry	\$5,000,000	RT	103
1723 W Belmont #B	\$540,000	ΑT	40
1341 W George #2	\$594,500	ΑT	58
1322 W Belmont #3W	\$615,000	ΑT	26
2926 Hermitage	\$622,500	ΑT	3
2842 N Southport #3	\$642,500	ΑT	12
3026 N Lincoln #3C	\$775,000	ΑT	25
2937 N Lakeview	\$830,000	ΑT	42
1245 W Nelson	\$925,000	MU	12
1256 W Wellington	\$1,475,000	SF	85
1308 W Wellington	\$2,175,000	SF	103
1502 W Wolfram	\$2,020,000	SF	15

Type: AT = condo, MU = multi-unit bldg, RT = rental and SF = single family home

DOM = Days on Market

#### Switch to the Email Version of Newsletter

Please help reduce costs of hard copy newsletter production and assembly time. In addition, if you are on the email list, you can receive e-mail blasts from our Tech Dept. regarding area meetings, community alerts from the police and other timely information. Go to www.slneighbors.org to sign up for the email version.

#### SLN on Facebook - Get on It!

If you are on Facebook, consider joining our Facebook group. The URL to access the group is https://www.facebook.com/groups/southlakeviewneighbors/Looking forward to interacting with you online.

#### Attention Advertisers – Ad Space for 2017-2018

Contact SLN at email =info@slneighbors.org or call Ann Sychowski at 773-477-8840 for advertising opportunities. Over 750 monthly copies to SLN members, email recipients, Facebookers and businesses right in the neighborhood. 24/7 exposure on the SLN website.

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	)
FRIDAY	
Shrimp Dinner	5
Shrimp Dinner	5
SATURDAY	_
Ribeye Steak Sandwich	
Homemade Manicotti	
Cheese Tortellini Dinner	)
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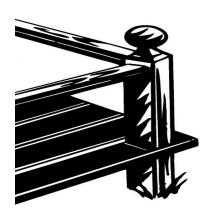
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SUSAN RADZINOWICZ

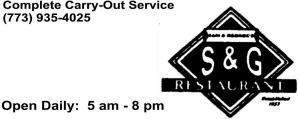


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#### Hours:

Monday to Friday: 9am to 6pm

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