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.)

MAY 2018

FEW WORDS FROM OUR PRESIDENT ...

Late Night Musings from Barry Avenue,

Finally, we are all starting to see some signs of spring. By the time you read this letter we would even have had a couple days in the 80's. May 8th will be our last scheduled membership meeting for this term and is noteworthy since it is at this meeting when SLN elects its directors and officers for the 2018/19 session. I have been facilitating the organization for the last 2 ½ years and in that time it has been a very satisfying experience getting to know everyone and being involved in issues that affect SLN.

In addition to elections, our May 8th meeting will be packed with two important zoning changes, a CUBS update and outreach and a briefing of some very interesting Lakeview history, stories and anecdotes.

The first zoning change is for 1216 W George. It is currently an older, small renovated home with a legacy M1-2 zoning which unfortunately fell into foreclosure. A large interesting RT-4 single family home is being proposed.

The second zoning change is for 1712 W Barry, an area where SLN has not been recently involved. After much discussion, a fairly large RT-3.5 single family home is being proposed. The issue is that the immediate surrounding area is vastly predominately zoned as RS -3 which only allows single family homes while RT-3.5 allows for larger homes, 2 flats and possibly 3 flats on larger 30ft lots. There is some good reasoning to this zoning change but it does have the potential to alter the immediate neighborhood. That decision to alter will be left to the concerned voting membership. More

MEETING AT A GLANCE TUESDAY, MAY 8, 2018

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

Complimentary drink for Meeting Attendees
- proceeds benefiting
The Athenaeum Theatre Restoration Fund

Cubs game ticket raffle- winner must be PRESENT

Agenda:

- 1) Chicago Cubs Community Relations
- 2) 1216 W. George zoning change
- 3) 1712 W. Barry zoning change
- 4) Lakeview Historical presentation by Victor Giustino
- 5) Election of Officers and Directors

information on both of these projects is elsewhere in the newsletter.

We are also looking forward to a repeat visit from the charming and informative Heather Way Kitzes, CUBS manager of neighborhood relations. She will bring us up to date on the team, park, amenities, hotel, concerts, neighborhood involvement and expectations on what the summer will bring. [If we are lucky she may bring a few tickets that we will raffle off...working on it]

If that wasn't enough, we are also going to hear some enjoyable Lakeview history from one of our own long time residents and members — Victor Giustino. Vic has lived in Chicago his whole life, has taught Chicago history at colleges/universities, led over 500 city tours and won the Crains Chicago trivia contest. He is a frequent Chicago lecturer, author and radio talk show guest. Also, his home is just down the street on Southport [which originally extended all the way to the South end of the Port of Milwaukee — just a sample tidbit].

Last month's meeting was also significant - mainly regarding how SLN works and the processes utilized. The first issue resolved was a membership approved voting change for a SFH @ 1214 Fletcher. Along with a large RT-4 home being approved, a group of immediate neighbors were able to utilize the meeting to express some concerns and later the developer was able to make some accommodations... a win-win for all.

The Lakeview Chamber of Commerce presented a proposal for Pedestrian Street Designation for the 2800-3200 blocks of Lincoln which could somewhat improve commerce but more importantly allows for high density/low parking Transit Oriented Destination [TOD] developments on Lincoln. An excellent summary of the presentation was published in the April 18-24, 2018 issue of "Inside –

South Lakeview Neighbors 1505 West Oakdale Avenue

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

Officers:

President: Sam Samatas
1st Vice President: Bob Blitstein
2nd Vice President: Fionn McManigal
Recording Secretary: Bill Haderlein
Treasurer: Ann Sychowski
Corresponding Secretary: Steve Stern

Directors:

Susan Radzinowicz Greg Brown Robert Taugner Amy Rosenwasser David Duggan

Newsletter Articles:Bill HaderleinNewsletter Editor:Jeanne HaderleinWeb-Site Design:Steve SternAdvertising Set-up:Ed Silverstein

Booster" by our own Bill Haderlein. If you haven't read it you should be able to find it on line at www.insideonline.com. The legal purview for this street designation and resulting TOD developments rests with the alderman's office who in turn is interested in a resolution by SLN members and residents at large. The point is that with our process it is the neighborhood that will get a chance to decide and advise on its' own future. This will occur after additional presentations, viewpoints and with widespread community involvement. The latest issue (4/25/18) of the Inside Booster presents an alternative viewpoint on the Pedestrian Designation issue.

Finally, a few weeks away is May 28th, Memorial Day. We should, as Americans, all take a few moments to recognize and remember that we all owe a debt of gratitude to our armed force personnel who served and who continue to serve our country for their courage, persistence and for the many who made the ultimate sacrifice.

Thanks for taking the time to read my comments and thoughts during the past year. It has been a real pleasure to be given the opportunity to talk to everyone and help the neighborhood. Please mark your calendars on July 10 for our summer bash at Will's Northwood's Inn @ Racine & Nelson – free food, drink and conversation.

Take care, 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

MAY 2018 MEETING - PREVIEW

CHICAGO CUBS COMMUNITY RELATIONS

If you haven't been around Wrigley Field for awhile, Yum Yum Donuts is definitely gone and not coming back. The 7-11, where I bought a 12 pack of Old Style, put the empty box on my head for protection from flying empty beer cans and celebrated the

1984 Cubs clinching of the Division, is gone. However, McDonalds is back at the ground level of the Hotel (bring your credit cards for a drink) Zachary. A total neighborhood transformation that is still in progress. Ms. Heather Way-Kitzes with Neighborhood Relations will update us on the 2018 season plans, activities, concerts and programs offered by Cubs Charities.

1216 W. GEORGE ST - zoning change

Back until the late 1990's, the Acme Meat Packing Plant and other smaller meat operators dominated this area. When that plant was demolished, many of the nearby existing home owners sold to Developers. The house at 1216 George was a hold-out. This is a really tiny house with a garden apartment that has been purchased out of foreclosure. This property is currently zoned M1-2, which is a Manufacturing zoning left over from the meat packing days. The Developer is requesting RT-4 zoning, which is consistent with the 1200 block of George, in order to build a single family house. The home entrance will be on the side of the building. There are plans for a garage deck. This will be a voting issue and the results will be forwarded to the Alderman for his final decision.

1712 W. BARRY - zoning change

This property currently has a coach house sitting on the back of the lot. The lot is currently zoned RS-3. 95% of the 1700 block of Barry has the RS-3 zoning which allows for "normal size" single family homes only. Under a special exception for the rezoning of four or more contiguous lots, the west end of the block received a RT-4 zoning in order to convert commercial property to residential some 20-30 years ago. The Owner of 1712 W. Barry, who intends to live in the new Project originally requested RT-4 zoning upgrade to build a large single family house. That was rejected by the NDRC. The owner has now requested an RT-3.5 zoning upgrade. This will allow for a slightly larger house than RS-3 zoning. However, that zoning would also accommodate the building of a 2-unit building and could set a precedent for future zoning requests. The RT-3.5 zoning is the overall zoning for the residential area Lincoln to Ashland and Belmont to Diversey, formerly known as the Overlay District.

This will be a voting issue and the results will be forwarded to the Alderman for his final decision

LAKEVIEW STORIES - by Victor Giustino, Historian

SLN member, Chicago/Lakeview historian, tour guide, talk radio host and general neighborhood raconteur will give an unrehearsed presentation relating to the history of the SLN area.

Election of Officer and Directors

Here is the slate to be voted on for the 2018-2019 term:

President: Sam Samatas

1st Vice President: Bob Blitstein 2nd Vice President: Fionn McManigal Recording Secretary: Bill Haderlein

Treasurer: Ann Sychowski

Corresponding Secretary: Steve Stern

Directors: - David Duggan, Greg Brown, Bob

Taugner, Susan Radzinowicz,

New directors - Harvey Levin, Caty Norman-Burke

and Ed Silverstein.

Candidates for all positions can be nominated from

the floor.

Thanks to the Nominating Committee. After some socializing, red and white wine and some suspicious looking spinach (looked like seaweed to me) pizza, the meeting officially started at 6:45PM. We finally finished about 9:15PM. Always a fun meeting, despite what I like to refer to as "loud talking" to get my point across.

Sam Samatas-Chair, Greg Brown, Susan Radzinowicz, Ann Sychowski, Steve Stern and Bill Haderlein.

AT THE APRIL 2018 MEETING:

LAKEVIEW CHAMBER lays out plans for PEDESTRIAN STREET DESIGNATION for 2800 to 3200 N. Lincoln Ave. to SOUTH LAKEVIEW NEIGHBORS

Lee Crandell, Executive Director of the Lakeview Chamber of Commerce, presented information concerning the Chamber's inquiry to Alderman Scott Waguespack's office for the 2800N to 3200N. blocks of Lincoln Ave relating to a Pedestrian Street Designation. The Alderman referred the issue to the South Lakeview Neighbors (SLN) for their thoughts and input.

The purpose of the Pedestrian Street Ordinance, passed by the City Council in 2015, is "to preserve and enhance the character of streets and intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts. The regulations are intended to promote transit, economic vitality and pedestrian safety and comfort." Some of the requirements for the Designation are a high concentration of existing stores and restaurants, a mostly continuous pattern of buildings that are built abutting or very close to the sidewalk, have doors, entrances and storefront windows abutting the sidewalk.

Lee started his presentation stating that the demographics of the area support an increase in retail development on Lincoln Ave. However, he noted that some recent developments on this stretch of Lincoln Ave. were not really friendly to that goal. Lee first mentioned the new building at 2800 N. Lincoln on the northwest corner of Lincoln and Diversey. That project, and the required zoning change, was reviewed by SLN's NDRC zoning committee and approved at an open SLN membership meeting. As all SLN members know. that lot was vacant for decades. The Project is four levels high with retail on the ground floor. The Project also includes a curb cut on Diversey Parkway allowing access to the Project's ground level enclosed parking area. Lee noted that due to cars crossing over the sidewalk, this area is not pedestrian or retail friendly (please note that this parcel has no alley access). Secondly, Lee sited the Project at 3026-30 N. Lincoln Ave., which was built "as of right", (no zoning change required), on the vacant lots that came available due to the 2010 fire that destroyed the existing buildings. That Project has its' ground level space recessed from the sidewalk and does not abut the sidewalk like the majority of the other buildings on 3000 N. Lincoln.

Lee presented the major implications of the Designation for new Developments as no curb cuts across sidewalks, buildings must abut or be within five feet of the sidewalk and the building facade facing the sidewalk must be 60% transparent, meaning that there are windows so pedestrian shoppers can see into the store. Further implications of the Designations relate to off-street parking. The store parking must be located behind the building, thus no strip malls. In addition, there would be no off-street parking required for commercial space less than 10,000 sq. ft. This would encourage a larger retail store to be located

on the street but relying more on foot traffic to that store as opposed to arrival by car.

Lee addressed how the Designation increases the distance from 1/4 mile to 1/2 mile for a Transit-Oriented Development(TOD) to be built. A TOD is designed to be near an L stop and provide for increased number of units in a Project and less unit parking requirements for the Project. The new rental building at the Brown Line Paulina stop is a TOD project. Lee noted that a TOD would require a Dash-3 B(business) or C(commercial) zoning. A map that Lee handed out to the attendees showed six possible TOD sites, but he commented that those parcels currently accommodate fairly substantial-sized buildings and redevelopment was not likely.

At the end of Lee's presentation, the floor was officially open for questions or comments. The membership inquired as to what kind of retail is being recruited to the Lincoln Ave. area. Lee referenced a recent Chamber survey that revealed the demand for more restaurants, specifically higher-end or elevated, fast-casual restaurants and more compelling retail stores that would be more engaging to the pedestrian shopper. Members wondered why the Southport Corridor has exploded, while Lincoln Ave. has lagged behind. Lee commented that many of the buildings in the Southport Corridor were owned by a few individuals and they coordinated the development for a better end result. He said that Anthropologie moving in on 3500 Southport gave other retailers confidence to move in. He pointed to Heritage Bikes, Left Coast Grill and Michelin-rated Entente' restaurant as a glimmering of hope for future retail to locate to Lincoln Ave. A parking comment focused on the need for convenient parking if you are a parent with kids. Other members refuted that statement stating that there are two public parking lots, one on Greenview and one on Barry that are normally empty and that there is less parking on the Southport Corridor. A long-time resident noted that in all the time that she lived nearby, this stretch of Lincoln Ave. has never been a bustling retail area. She expressed concern about attracting more upscale retail with the current line-up of suspicious spa/massage parlors and giant foot massage store fronts. A question was raised whether the #11 Lincoln Ave. bus would have a chance of being resurrected if the Designation was awarded. Lee could not predict how that would wind up but he and the membership agreed that the #11 Bus pilot program was poorly conceived and pre-determined to fail.

In post meeting discussions, Lee commented on the timing for the Designation stating that the inquiry is in to the Alderman's office and the timing cannot really be determined. SLN President Sam Samatas commented after the presentation "that the Chamber's talk was welcomed and very informative on the current pedestrian street standards as it pertains to business store fronts, retail enhancements, etc., but somewhat underplayed the newly enacted higher density/less parking TOD development aspects and the future impact that it would have on Lincoln Ave. and the surrounding area." He also noted that "the most requested initial zoning change in the area and on Lincoln Ave. by Developers was B2-3 and that would then qualify projects for the TOD development bonus on all future designated P-Street areas within the SLN boundaries. His timing on the issue was that "the invitation for The Lakeview Chamber to speak to the SLN membership was an initial fact-finding meeting with additional multi-view presenters planned to help concerned neighborhood residents develop an informed advisory position."

1214 W. FLETCHER - ZONING CHANGE

BACKGROUND: This lot is zoned C1-1(commericial). The zoning is a remnant of the olden days when various types of businesses were spread throughout the neighborhood, even on the side streets. Currently a 2-flat with a burned-out dilapidated coach house sits on the site. The west end of this block has a 57-unit townhome development built in the 1990's

DEVELOPER PRESENTATION: The Developer is requesting a zoning change to RT-4 in order to build a 3-story, 2-unit duplex condo building. This zoning is consistent with the current zoning on the 1200 block of Fletcher. The Developer intends to max-out the square footage and height allowed under this zoning. As it is a multi-unit building, a back staircase is required to all the floors. There would be a lot-line to lot-line garage with room for trash bins inside of the garage. There are plans for a deck on the garage.

QUESTIONS and COMMENTS: For all zoning change requests, SLN flyers the immediate area to

alert neighbors and property owners of the zoning change issue. In this case, the owner of a townhome to the east and the owners of the two single family houses to the west were present at the meeting. The two houses to the west are fairly new and larger with the house two doors west being what many refer to as a "mini-mansion." The west neighbors dominated the conversation. They stated that when constructing their homes, they kept the back of the houses in line with each other in consideration of their neighbors. The neighbors noted that the back staircase (which would not be required on a single family house) would upset sitelines and reduce the amount of sunshine in their yards. The neighbors wondered if the building could be moved forward on the lot or that the size of the back staircase could be reduced. The Developer stated the building could not be moved forward due to set-back rules for the fronts of houses being the average of the houses on either side. The neighbors felt that the SLN vote would be in favor of the Project and give away any bargaining chips they may have. NDRC chairman Sam Samatas informed the neighbors that the SLN vote gets the issue out in public and only advisory to the Alderman. He told the neighbors they can work directly with the Developer, the Alderman and the City Council on issues. The Developer perkedup during this exchange and told the neighbors he was open to meeting with the neighbors to discuss the issues and agreed to exchange information after the SLN meeting. Sam Samatas informed the membership that the NDRC supported the Project noting that the Developers came down from 3 to 2 units during the review and that a 2-unit building brings some entry-level housing to an SLN side street.

A secret paper ballot vote was taken.

In favor YES = 24

Against NO = 7

After the vote, all three neighbors and the Developer retired to the lobby to exchange information.

FROM OUR ELECTED OFFICIALS & CAPS

State Representative 11th District Ann Williams
Office located- 1726 W. Belmont, 773-880-9082
www.repannwilliams.com
Chief of Staff Carter Harms email =
carter@repannwilliams.com

After the Federal Communications Commission (FCC) voted to dismantle net neutrality this past December, State Rep Ann Williams introduced the Broadband Procurement and Disclosure Act (HB 4819) in the Illinois House. HB 4819 is more important than ever before because without FRCC net neutrality, internet service providers (ISPs) are no longer required to treat all data equally. Net neutrality kept the internet free, open and fair for all users. Without net neutrality, ISPs have the ability to charge more for access to certain websites, slow down access to certain types of online content, and manipulate internet data access in any way they see fit.

The Broadband Procurement and Disclosure Act seeks to restore internet safeguards in Illinois by requiring all ISPs who do business with state agencies and organizations, to honor the principles of net neutrality for all customer in Illinois, regardless of federal standards. With this bill, Ann hopes to keep companies responsible and transparent to their customers and ensure that the internet remain free and open for all in Illinois.

Community Relations Strategy (previously called CAPS)

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

Next meeting is Tuesday, May 8th at 6:30 pm at Illinois Masonic Hospital, 836 W. Wellington, 7th floor auditorium at 6:30pm.

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

Next meeting is Monday, May 7th at 7:00 pm 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, May 16th at 7:00 pm at the 2452 W. Belmont Police Auditorium.

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 Sgt Mary Hein 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

Crime Report

A 20 year old woman was robbed at gunpoint in Lakeview on April 25th. She was walking on 3000 block of N. Paulina when an unknown man approached her and displayed a gun around 10:40pm. The man demanded cash and the victim turned over her credit cards and Ventra card. Offender then fled and used one of the victim's credit cards at a gas station near Seminary and Fullerton about ten minutes after the robbery. Cops review video at the gas station that showed the offender getting out of the passenger seat of a red Dodge Avenger with Lyft stickers on its front window. The offender is described as black male in his 20s who was wearing a gray or black hoodie with short hair and no facial hair.

Law Enforcement Night at Wrigley Field

Join us for "Law Enforcement Night at Wrigley", a fundraiser for the 19th District Steering Committee, on May 23rd. Tickets for \$100 include a reception at Murphy's Bleachers at 3655 N. Sheffield from 5-7pm, 7:05pm Cubs game, food and refreshments. Tickets can be purchased via PayPal at: www.19thSteeringCommittee.com. Rsvp at 19thsteeringcommittee@gmail.com.

The 19th District Steering Committee is recognized as a liaison to the community that puts together fundraisers for recognition dinners, lunches, etc around holidays and special events. Some of the funds go towards things like bullet proof vests, canine protection or a special causes like helping a distressed family or victim with his/her medical expenses. The members of this Committee come from institutions/businesses around the 850 W. Addison station and other business owners and individuals who donate their time and money.

NEIGHBORHOOD NEWS/INFORMATION

REST in PEACE

James A. Frendreis long-time Lakeview resident and former Director of South Lakeview Neighbors passed away on March 9, 2018. He is preceded in death by his wife Missy, also an active SLN member and is survived by his daughters Margaret, an SLN member, and Anne.

Jonathan G. Bunge, age 81, Chicago attorney, owner of Will's Northwoods Inn and many rental properties in the Lakeview area. SLN greatly appreciates Jon's donation over the years of Will's Northwoods Inn for SLN's Holiday and Summer Parties and the monthly board meetings. A frequent attendee at the SLN events at Will's, Jon never let on that he owned the business. Born in Lacrosse, WI, his easy going-friendly Wisconsin personality will be missed in the neighborhood. SLN donated \$250 in Jon's name to The American Red Cross.

Migrating Bird Season - by Amy Rosenwasser

Time to watch the birds as they fly through on their way north or stop for the summer!

Today (4/21) we had the following birds in the yard – a goldfinch, a yellow bellied sapsucker, downy woodpeckers, mourning doves gathering grass and twigs for the nest in the spruce tree, a robin, a brown thrasher eating from the suet feeder, a fox sparrow and other assorted sparrows and, in the early evening, a rufous sided towhee. Many of these birds we see every spring. I'll be putting out the hummingbird feeder tomorrow – last year we had a male and a female.

There isn't much skill needed to attract birds – they are all around if you just look. But seed bearing plants, a water source (we have used the plastic dishes that you use to put under large garden pots as a birdbath) and somewhere for them to hide helps to get them where they can easily be seen. Keep the birdbath clean. If you hang a hummingbird feeder – change the nectar every couple of days even if you don't see them. If you use a feeder for other birds, clean that regularly with bleach since there is a bird version of pink eye that will blind the birds (it's spread as they stick their heads in the feeders).

Be careful when you prune – hummingbirds have tiny nests at the end of tree and shrub branches. Other birds are building nests now.

If you sit quietly and just look you will be amazed at what you might see. Over the years we have had an American Woodcock (!!!) in the yard twice, hawks, rose breasted grosbeaks, warblers, chats, finches, and many others. There are numerous field guides and many now are available as apps.

Happy Birding!

OTHER SLN INFORMATION

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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Block Captain Program - members needed for the 2017-18 season. Volunteer now.

Still looking for block captains to flyer their blocks for the monthly membership meetings. 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

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.

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

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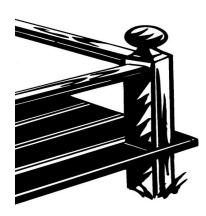
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We look forward to working with you!

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