



South Lakeview Neighbors

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 2021

**IF YOU ARE ATTENDING A SOUTH LAKEVIEW
NEIGHBORS ZOOM MEETING CONSIDER
JOINING**

1) on the website at www.slneighbors.org

2) by mail to 1505 W. Oakdale

Handy membership form is on the back page of the newsletter.

You must be a PAID MEMBER in ORDER to VOTE on the NEIGHBORHOOD ISSUES.

Hi South Lakeview,

Wow! What a year! Pandemic, shut-downs, stay-at-home, distance learning, divided nation, election, insurrection, new president, fears, hope...one could go on and on. If you feel exhausted, you're not alone. Locally, after a recent uptick, Covid rates are stabilizing and decreasing. If you haven't yet, please get vaccinated. Most importantly, we can't let our guard down. Continue the "big 3"- mask, distance, and hand-wash. Follow CDC guidelines. Parts of the country that appeared under control, relaxed too much and are now seeing upticks in infections. And please remember, masking is not political. It is smart and cautious. Public schools are open to a hybrid model, part in-person, part on-line. Schools that are open face sporadic quarantines as infections appear. This reminds us to get vaccinated and adhere to recommended guidelines, so that by September schools and other establishments might fully re-open.

Please be careful and ever vigilant. Car-jackings are too prevalent in the city. Never leave your car running and unattended. Don't hesitate to call the police if you see suspicious activity. Speaking of the police, the news seems to be saturated with incidents of police killings. There clearly are too many times police exert excessive force when other measures are available. And too many times, the

MEETING INFORMATION

ZOOM MEETING

**Tuesday MAY 11 @ 7:00PM
sharp.**

**1) Cook County Commissioner
Bridget Degnan**

**2) 18 single family home
development at Wolfram and
Paulina**

**3) Fertile – Urban Garden Center
presentation**

**Log in before meeting. See
newsletter article for info**

victims are people of color. Hopefully, law-makers at the federal and local levels can address police training and reforms. I would suggest that all of these incidents are not the same. Some are clearly abusive, while others reflect the split-second decisions police have to make regularly. Most police are there to "serve and protect". It is an amazingly difficult profession, now under attack because of some poor decisions of a few. Recently, my wife and I were waiting in line for carry-outs behind a CPD sergeant. When we offered to buy

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him lunch, he was most appreciative. Such gestures go a long way to maintaining a positive perspective for these needed public servants. And in these times of increased crime, we want them to be there for all of us.

And, as always, support our local businesses. Relaxed restrictions will help, but most have been hurt dramatically during this pandemic year. It's a positive that several new restaurants have opened on Lincoln Avenue. I must give a shout-out to my old favorites: Side Street Saloon, Que Rico, S&G, and Art of Pizza. All are within walking-distance of my house and have served fresh, great-tasting food for decades. And don't forget Will's Northwoods Inn, that has generously provided for South Lakeview Neighbors winter and summer holiday parties. Also, check out the Athenaeum Theater for their in-person offerings. Hopefully, in-person SLVN membership meetings will return to the theater.

Stay safe, stay healthy,

Bob Blitstein
President
South Lakeview Neighbors

How to access the Zoom Meeting

Until further notice, for Covid-19 Pandemic safety measures, the SLN Board will continue to have the monthly membership meetings on ZOOM.

Date: TUESDAY, MAY 11

Time: 7:00PM sharp. Log in before the start of the meeting.

Log-in information:

- 1) If not already on Zoom meetings, download the ZOOM app either on your SmartPhone, laptop or desk top computer.
- 2) Go to the SLN website at www.slneighbors.org to get the "Link" and "Password" for the meeting. Do this in advance to avoid last minute confusion.
- 3) Try to log-in to the Zoom Meeting 10 minutes early, as SLN will have to do some vetting of member participants.
- 4) Members will get an email regarding the Zoom Meeting which will include a Link to join the Meeting.

OR

Scan this QR code with your SmartPhone and it will take you directly to the Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82089251750?pwd=ZG9ubzEvVVRlb1lnbTRmd3pxdGN1UT09>

Meeting ID: 820 8925 1750

Passcode: 487875 or

One tap mobile

+13126266799



South Lakeview Neighbors 1505 West Oakdale Avenue

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

Officers:

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

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MAY 2021 “ZOOM” MEMBERSHIP MEETING – PREVIEW

Cook County Commissioner Bridget Degnan

Completing the full circle of presenting our local elected officials to the SLN Membership during our Covid-19 ZOOM Meetings (Alderman, State Rep., U.S. Congressman and State Senator), our District 12 Cook County Commissioner Bridget Degnan will appear at the May ZOOM Meeting.

Contact information:

Office: 4253 N. Milwaukee

Phone: 773-283-7873

Email: bridget.degnan@cookcountyil.gov

Single-Family House Development of Vacant Lots at Wolfram and Paulina – 18 Single Family Homes

A Developer will present plans for the development of the vacant land at the northeast corner (currently fenced in) and southeast corner (backside of Fertile Urban Gardener) located at Wolfram and Paulina. The Developer is proposing building 13 RT-4 zoned homes (extra large) on the north side of Wolfram Ave. that will be 3-levels with a private alley and five RS-3 (the size allowable east of Lincoln Ave.) homes on the south side of Wolfram Ave.

Part of this land has been previously developed next to backside of The Jewel with high-end single-family homes and a private pool!

The Developer requests a zoning change from the M-Manufacturing zoning to the required R-Residential zoning. This will be a voting issue for all SLN members and the neighboring residents. The immediate area will be flyered by SLN.

A Little History of this Area.

Until the 1980's the area within Diversey/Paulina/Wellington and Wolcott was the site of some of the largest factories in Chicago. The Stewart-Warner factory located at 1826 W. Diversey Parkway is now the site of two townhome developments on Diversey and Wolcott spanning to Oakdale. Stewart-Warner was a 6-story factory that during and after WWII, was one of Chicago's largest employers with 8,000 employees at its' peak. The large factory was easily visible along with the St. Alphonsus Church steeple from the Hancock Observatory Deck. Appleton Electric at 1701 W. Wellington was operating until 1986 when it moved to Columbus, NE. along with its 500 jobs. The site is now the row of white townhomes at

Wellington and Paulina continuing to the townhomes along and west of Paulina. The closing of these factories brought an end to the era when many people in the area lived near the factories where they worked.

Fertile – Urban Garden Center

1646 W. Diversey Parkway

Owner and SLN Member - Susan Brandstetter will give a Spring planting presentation to the SLN Membership. Fertile caters to the urban gardener, homeowner and landscape contractor.

AT THE APRIL 2021 MEETING

State Senator Sara Feigenholtz

Ms. Feigenholtz was elected State Senator for the 6th District in November 2019 and joined the Illinois State Senate in January 2020. The 6th District encompasses Lakeview, Lincoln Park, Roscoe Village, North Center, Ravenswood Manor, Bucktown and Albany Park. Prior to that, Senator Feigenholtz served as a State Rep. for the 12th District since 1994, which is the District next to ours.

The Illinois Government went on Covid-19 lockdown shortly after she arrived in Springfield. Now is the first time all the elected officials are back in Springfield since then. During that time almost all the elected officials time was spent on managing the Pandemic.

The Senator is the chairperson of the Hospitality Committee and is working on some reforms and revenue streams for small businesses, restaurants and the State's convention business that was devastated by the Pandemic. She helped pass the "cocktail to go" bill that allowed bars and restaurants to sell carry-out alcoholic drinks. She also sits on the Human Services, Appropriations, Environment and Conservation and Licensed Activities committees.

Things the Senator has or is working on:

Housing – to build more affordable housing in Illinois.

Nurse Compact Bill – which allows nurses to work across State lines.

Landlord Bill - \$585 million has already been awarded renters who lost jobs during the Pandemic

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and \$560 million is available for lost rent that would go directly to the landlords.

Real Estate Assessment Reduction – a reduction for landlords that keep rents low and affordable for their renters.

Contact information:

Office: 3223 N. Sheffield, Suite A

Phone: 773-296-414

Email: sara@senatorsara.com

Email for Chief of Staff, Alyssa Goodstein: alyssa@senatorsara.com.

3015-17 N. Lincoln Ave – Repurposing and Zoning Change

Human Capital Research Corporation (HCRC) is looking to move its business operations from Evanston to this building. HCRC was represented by its owner Brian Zucker and HCRC's real estate attorney and architect for the Project. HCRC's attorney described the Project as a repurposing of a building that is not really that inviting to look at into a totally gut-rehabbed building with all modern upgrades in order to house a successful small business in the SLN neighborhood.

HCRC's owner, Brian Zucker gave a description of the business. He described it as a business that is off the beaten path. HCRC was established in 1991 and provides strategic and tactical information to college and university leaders, administrators and policy makers. Mr. Zucker stated that he is in this business because he sees higher education as an agent for economic and social growth, but that higher education has to be accessible and affordable. Currently, HCRC is a \$9 million company whose growth has come by client (university/college) retention and by word-of-mouth. He felt that HCRC is like a family business and noting that the employees work and socialize together. Mr. Zucker said this particular building was chosen because HCRC wanted an office building in a neighborhood, accessible by public or bike transportation and that HCRC wanted to become part of the neighborhood by eating, shopping and socializing in that neighborhood. Mr. Zucker said HCRC currently has 30 employees and expects to grow to about 45 in the next two years.

The HCRC architect came on to describe the Project. He described the building as fronted on Lincoln Ave. with the window ad for Char-Crust and the awning over the stairwell entrance that

says "Lake View Lofts." The back of the building extends to Greenview Ave. Currently, there are 6-8 rental apartments on floors #2 and #3. The whole façade of the building will be cleaned-up and windows will be added to the 3rd floor, which will include Mr. Zucker's living residence. The basement will be dug-out to provide modern systems to the building. The 1st and 2nd floors will be converted into office space. The 3rd floor will be converted into office and meeting spaces and as previously noted Mr. Zucker's residence. The roof will have structures that enclose the buildings mechanicals, the stairwell enclosure to the roof and the enclosure for the new ADA compliant elevator being put in. All and all, the architect said the final Project will be a brand-new building in the skin of an old building (built in 1905). However, the architect finished up by stating that renovations will require an up-zoning from the current normal Lincoln Ave. zoning of B1-2 to B1-5. He then added that HCRC is fully committed to down-zoning the Project back to B1-2 after all the rehab is completed and that the HCRC attorneys are working on how that will take place. Construction would start in December 2021 and be completed in the Summer of 2022.

At that point, Sam Samatas, chair of the SLN Neighborhood Development and Review Committee (NDRC) took the floor. Sam said the NDRC was concerned by the zoning upgrade request setting a precedent for future developers, but that issue was satisfied by the down-zoning commitment by HCRC. A potential congestion issue was placated by the HCRC report that 75% of the employees will take public transportation or bike or walk to work. Sam concluded that the NDRC liked the economic benefit HCRC would give to the immediate area. The NDRC endorsed the Project.

This was SLN's first voting issue on ZOOM. Normally a private paper ballot is used at the in-person meetings. First, we tried the "thumbs up" icon, which some people could not find. Then we tried the green check-mark on the side of your screen. Some others could not find that. Just like a Progressive Insurance commercial where we are becoming our parents. We settled on just having anyone opposed the Project to voice a NO vote. There was one objection. So, the Project was approved with one objection. The results were forwarded to Alderman Waguespack's office.

Northwestern Medicine Immediate Care - Lakeview 1333 W. Belmont

Northwestern Medicine Immediate Care has been in existence on Belmont for over 10 years now. The Operations Manager and the Practitioner Manager presented to the SLN members as to the general operations within the Building. The Immediate Care area is open 12 hours a day, 7 days a week from 8AM-8PM. No appointment is necessary. They are able to treat minor illnesses and accidents plus skin conditions. They offer vaccinations, x-rays and lab tests. The representative noted that the Immediate Care area is great for when you have some type of normal illness and you cannot get to your regular doctor. The Immediate Care area is not for emergencies and they will refer you to an Emergency ward if required. Northwestern Medicine has 22 total Immediate Care sites throughout the Chicagoland area. The 2nd and 3rd floors of the Building are doctor offices offering primary care medical services and a variety of specialty care doctors in pediatric and dietician offices. The 3rd floor of the building has MRI and X-ray services. A parking garage is located on-site. For more detailed information or to schedule an appointment the Rep referred us to visit the website at: Nm.org.

NEIGHBORHOOD TIDBITS

I have covered a lot of territory walking around the neighborhood during the Pandemic. Way more on the side streets than usual, as there were no real people watching to do on the main streets. I recommend taking walks and look up at the top of the older buildings in the neighborhood to see the intricate designs located at the roof lines of the buildings, especially the 2 and 3 flats.

Noticed on a recent walk:

Coffee Lab at 2823 N. Lincoln. Sign on the door says "Going tipless. Menu prices will be modestly increased. Our employees will be paid a fair and consistent wage."

New business The Blend Barber at 2735A Lincoln. Classic haircuts. Haircut \$37. Hot shave \$40. I guess you get what you pay for. 3 chairs.

NEIGHBOR NEWS AND INFORMATION

Athenaeum Theatre Chicago – Summer Camp

The Athenaeum Theatre is starting to become operational again. The Athenaeum is partnering with Skyline Studios to bring a Broadway Summer Camp to Lakeview. The Camps are 2-weeks long, in-person, full day camps that provide actors ages 5-14 years old with a complete musical theatre experience. For more information go to the Athenaeum website at: www.athenaeumtheatre.org or Email Skyline Studios at skylinestudioschi@gmail.com

Lakeview Roscoe Village Chamber of Commerce

1409 W. Addison
Chicago, IL 60613
Office: 773-472-7171 ext 105
www.lakeviewroscoevillage.org

- Pour and & Stores

Lakeview Roscoe Village Chamber of Commerce announced their Pours & Stores wine pack and shopping event as an alternative to their annual wine stroll program. Enjoy wine packs and a weekend of shopping in Lakeview and Roscoe Village! Dive into the world of wine with four wine packs curated by local liquor stores, and shop local from May 20-23 with a special coupon book and Wine Lovers Shopping Guide. You can also sign up for a virtual wine class! Learn more at <https://www.lakeviewroscoevillage.org/poursandstores>

- Lakeview Roscoe Village Gift Card Program

Exciting news! We've officially launched the Lakeview Roscoe Village Gift Card (LRVGC) Program, a new multi-neighborhood gift card that keeps local dollars, well, LOCAL! The LRVGC is a digital-only gift card that consumers can use *only* at participating businesses throughout Lakeview and Roscoe Village. Consumers can purchase gift cards from our website and social media. After buying a gift card, consumers will receive an email or text with the gift card information to start supporting small, whether in-person or online.

- Sign up to be a porch host or perform at PorchFest Lakeview!

Lakeview Roscoe Village Chamber is looking for hosts and musicians for their annual PorchFest

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events in Lakeview and Roscoe Village, and for their new PorchJams Series! Hosting is a great way to connect with your neighbors and enjoy a wonderful afternoon of live music from talented local musicians right on your own front porch. Learn more and sign up to host at <https://www.lakeviewroscoevillage.org/porchfest>

COMMUNITY RELATIONS STRATEGY MEETING (previously called CAPS) on ZOOM

19th District CAPS Meetings – Until further notice, all Beat meetings will be virtual.

1931 (Roscoe Village/Lincoln Park- Cornelia to Fullerton, Western to Ashland) - Tuesday, May 25th at 6:30 pm. Meeting ID: 811 8955 3379 and Passcode: 995403

1932 (South Lakeview/Lincoln Park- Lincoln to Ashland, Belmont to Fullerton) – Monday, May 10th at 7 pm. Meeting ID: 847-8850-1324 and the Passcode is 503502

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) -Tuesday, May 11th at 6:30pm Meeting ID: 829 1120 5969 and the Passcode is 830274

SUPPORT OUR FOOD BANKS

Donations to area Food Banks will be greatly appreciated as their resources will be tested during this period of high unemployment.

Lakeview Pantry
www.lakeviewpantry.org
773-525-1777
Greater Chicago Food Depository
www.chicagofoodbank.org
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Featured SLN Advertisers

SLN waived advertising fees for the 2020-2021 season due to the Covid-19 Pandemic.

SLN would like to thank the following advertisers for their continued monetary support during the Pandemic:

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Lakeview Computer Specialists LLC - Ed Silverstein owner
Lakeview Chamber of Commerce
Joseph Florence - Commodity Futures Broker
Joseph Semerling Law Offices
Office Depot
S&G Restaurant
Waxman Candles

OTHER SLN INFORMATION

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/>

Neighborhood Development and Review Committee (NDRC) is recruiting Committee Members

The NDRC is the most visible Committee of SLN. Working with Alderman Waguespack, the NDRC receives building zoning requests from the Alderman and reviews, suggests revisions and then recommends an approval or a rejection of the zoning change before the issue is brought to the

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SLN membership for a vote. This process has helped ensure that quality zoning change requests are being presented in our SLN neighborhood. The NDRC is looking to expand the Committee. The NDRC deals with very experienced developers, attorneys and architects, so some qualifications in dealing in those areas would be helpful. Contact SLN at our email address: info@slneighbors.org with some information about yourself if you are interested. NOTE – you must be a SLN member for at least one year to qualify for a Committee position.

Attention Advertisers – Ad Space for 2020-2021

9 monthly newsletters prorated for the remainder of the 2021 season. The newsletter is emailed or mailed to over 550 members, businesses and neighbors. The newsletter is available to SLN's 1,100 Facebook participants. From \$50 for a small ad to \$310 for a ½ page. Support your volunteer not-for-profit neighborhood organization. Individuals are welcome to take an ad space announcing their support of SLN. Contact SLN at email info@slneighbors.org or call Ann Sychowski at 773-477-8840 for advertising opportunities.

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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TUESDAY

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Half Fried Chicken Dinner 9.00

WEDNESDAY

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THURSDAY

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FRIDAY

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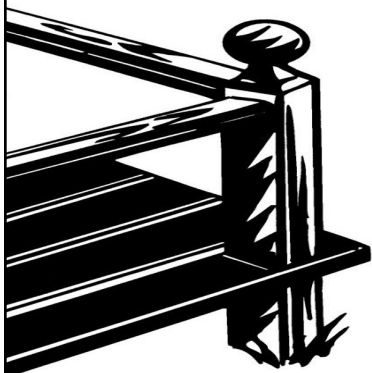
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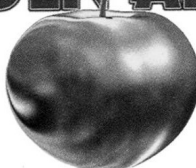
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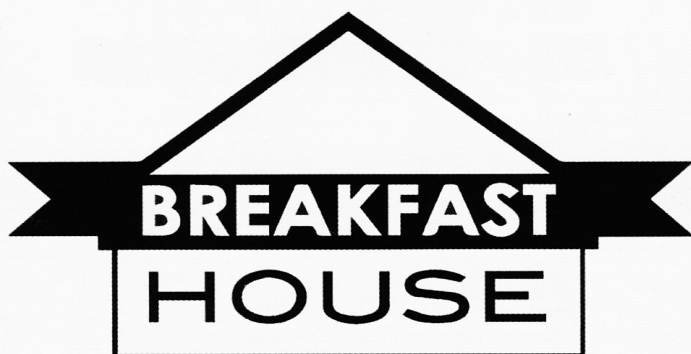
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Thanks to the **South Lakeview Neighbors** for your strong commitment to the neighborhood throughout the year.

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We look forward to working with you!

32ND WARD SERVICE OFFICE

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Tel: 773 248 1330 • info@ward32.org

Monday-Friday: 9am-6pm

ward32.org



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