



# South Lakeview Neighbors

1505 West Oakdale Avenue, Chicago, IL 60657

Web Site: [www.slneighbors.org](http://www.slneighbors.org)

General email: [info@slneighbors.org](mailto:info@slneighbors.org)

President email: [president@slneighbors.org](mailto: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.)**

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## SUMMER ISSUE 2021

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### RENEW YOUR 2021-2020 MEMBERSHIP NOW

1) on the website at [www.slneighbors.org](http://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.

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To All of South Lakeview,

It's been an interesting, though productive year for South Lakeview Neighbors. The pandemic stopped us from having in-person meetings, as well as putting a stop to our summer and winter holiday parties. Thanks to Steve Stern and Zoom, we were able to maintain our monthly meetings "virtually". We had city, county, state and federal representatives address the membership on current issues that impact our lives. Perhaps next year we can host Mayor Lightfoot and one of our federal senators. Monthly, new businesses and zoning issues were brought to the membership. And hopefully, we'll resume in-person meetings at the Athenaeum Theater. To accommodate our membership in the main theater, where social-distancing can be maintained, our meetings are tentatively scheduled for the first Tuesday of the month, instead of the traditional second Tuesday. Our first meeting will be on September 7<sup>th</sup>, and as is our tradition, we hope Alderman Waguespack will speak on the state of the 32<sup>nd</sup> Ward. All meetings begin at 7 PM. And please support the Athenaeum as much as they support us. It is a unique cultural institution in Chicago, located in the heart of South Lakeview. Check their website for events and the Skyline summer camp for 3-14 y/o that they host.

As restrictions for Covid are lessened, please take care. Some of us will continue to mask and social distance, while others may not. Most importantly,

### MEETING INFORMATION

**1<sup>ST</sup> MEMBERSHIP MEETING OF 2021-2022 SEASON IS CURRENTLY SCHEDULED FOR –**

**SEPTEMBER 7, 2021**

**IN PERSON**

**AT THE ATHENAEUM THEATRE**

**WE WILL KEEP YOU POSTED.**

get vaccinated and respect the health and safety of others.

As always, continue to support our local businesses. We are blessed with a plethora of wonderful eating establishments in our neighborhood. Support them and enjoy some delicious food.

Continue to put out an on-line newsletter. We want to keep the membership informed and involved. Hopefully, the membership can grow as we progress through the year. We also have plans to increase our advertising. Support those businesses that support SLVN.

Finally, not to repeat myself, but this year has "been one for the books." Our Zoom meetings, while informative, created some problems, particularly when it came to voting. It was impossible to keep votes secret in the on-line

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platform. I apologize to any member who felt their privacy was violated. We wanted to move the agenda along with some unorthodox voting procedures for several zoning issues. The alternative would have been no recommendation to Alderman Waguespack and no voice for our membership. The vote for new officers, normally in May, will take place in our September meeting. In-person, secret balloting will resume.

Again, thanks for your understanding and continued involvement.

Stay healthy,  
Bob Blitstein  
President South Lakeview Neighbors

## AT THE MAY 2021 MEETING

### Cook County Commissioner Bridget Degnan

County Commissioner Bridget Degnan completed the full circle of SLN presenting our local elected officials to the SLN Membership during our Covid-19 ZOOM Meetings (Alderman, State Rep., U.S. Congressman and State Senator).

Commissioner Degnan was joined at the ZOOM Meeting by her Outreach Coordinator Sarah Lewis. Ms. Degnan gave a little background stating she has been operating in office since December 2018. She noted that the Cook County Board operates like its own self-government operation. The Board is in charge of owning and operating the County Hospital, Jail and Forest Preserves. The County also provides services and support for our military veterans. All of these operations include working with the other branches of local and State government.

The Cook County Board meets for one week each month. Ms. Degnan is in charge of providing the Board Meeting Agenda. She said she has never missed a Board Meeting. With over \$1 billion Covid-19 Pandemic Federal relief money coming into the County, the County is looking to use the money for long-term improvements in the neighborhoods, for small businesses and infrastructure. Ms. Degnan's office can provide one-on-one counseling for small business capital improvements, SBA loans and PPP loans. She said she has \$500,000 from the fuel tax to spend on street and alley improvements. Contact her with your proposed projects.

The County did pass a "balanced budget" for the current year without any new property taxes as she feels the County is truly being responsible with tax payer money. Ms. Degnan voted to have late fees waived on the first property tax payments for two months. If you cannot pay your real estate tax bill, she said to contact her office and the County can assist you in a setting-up a payment plan.

As Ms. Degnan has a degree in Environmental Engineering, she is very involved in environmental issues in the neighborhoods. She is working in passing a Clean Energy Act that will reduce the County's carbon footprint by 2030 and plan for zero carbon emissions by 2050.

Ms. Degnan encouraged all SLN members to sign up for her e-newsletter and to contact her office

## South Lakeview Neighbors 1505 West Oakdale Avenue

[www.slneighbors.org](http://www.slneighbors.org)  
email = [info@slneighbors.org](mailto: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

### Directors:

Susan Radzinowicz  
Robert Taugner  
David Duggan  
Harvey Levin  
Ed Silverstein

Newsletter Articles:	Bill Haderlein
Newsletter Editor:	Jeanne Haderlein
Web-Site Design:	Steve Stern
Advertising Set-up:	Ed Silverstein

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with questions or assistance request on navigating county and local issues.

Contact information:

Office: 4253 N. Milwaukee

Phone: 773-283-7873

Email: [bridget.degnan@cookcountyil.gov](mailto:bridget.degnan@cookcountyil.gov)

## **18 Single-Family House Development of Vacant Lots at Wolfram and Paulina**

Until the 1980's, the Lakeview area bounded by Diversey/Paulina/Wellington and Wolcott was the site of some of the largest factories on the northside of Chicago. Lakeview residents lived and worked in their neighborhood. The Stewart-Warner factory located at 1826 W. Diversey Parkway employed over 8,000 workers at its peak. Now that site is the Landmark Village Townhomes. Appleton Electric at 1701 W. Wellington moved, along with its 500 jobs to Columbus, NE. in 1986. That site is now a combination of townhomes, Chi Che Wang Park and high-end single-family homes that have been owned over the years by former Cubs pitcher Carlos Zambrano and Bulls guard Zach Levine. At the May 2021 ZOOM Meeting, Developers presented plans for 18 single family homes to be built on the last vacant land available in the area from that era.

The Project was presented by Developer Keith Giles from K Giles LLC, David Haymes, Architect for Pappageorge Haymes Partners and Roland Acosta, attorney with Acosta Ezgur, LLC. The land is located on the northeast corner of Wolfram and Paulina, just west of the McDonalds on 2834 N. Ashland Ave., and the southeast corner of Wolfram and Paulina, which is currently occupied by Fertile Urban Garden Center's backside operation with their landscaping shrubs, trees and plants. The land on the northeast corner is surrounded with a high cyclone fence topped with barbed wire. Alto Mfg. Co. Inc., located next to McDonald's on Ashland Ave., owns the land. The owner of Fertile is related to the owners of Alto Mfg. Co. Inc.

The vacant land is currently zoned M-1-2 Manufacturing. The immediate area developed over the years is currently zone RT-4 Residential and the south side of Wolfram is zoned RT-3. The Developer plans to build 13 single-family homes on the north side of Wolfram under RT-4 zoning which

will allow for 3-level high homes including a finished basement. A private alley will be created behind the houses for garage and car access and refuse pick-up. There will be five single-family homes on the south side of Wolfram on the Fertile site. These would be built under the current RS-3 zoning and would be 2-levels with a finished basement. The architect, Pappageorge Haymes, will provide designs that a potential owner could choose from and then the interiors of the homes would be customized. Haymes stated that the site is a former "clay pit" that has been filled in with dirt. At this time it has not been determined how much weight the sites could handle, so the homes will either be 100% brick or brick in the front and frame on the sides. Haymes stated the price per house would be over \$1.5 million. Ascota declared that the Project will finish the corner of that neighborhood and blend in with the immediate area. He also stated that the Project will provide additional real estate tax revenues for local government.

Sam Samatas provided the findings of SLN's NDRC. He stated that as this zoning change request is a Type 1 request, any zoning change granted must be built to the plans presented to the Neighborhood Association. In addition, he noted that this plan had been revised upon the suggestions of the NDRC and fulfilled the NDRC's goal of keeping density down within the SLN boundaries. The NDRC supported the Project as presented.

The ZOOM meeting was opened for questions. Most of the questions, about 20 to 30, were asked through the Chat Room. It was determined that houses on the north side of Wolfram Ave. would be in the Burley School District on 1600 W. Barry Ave and the houses on the south side would be in the Prescott School District at Ashland and Wrightwood. Several of the members stated that Burley and Prescott were either already overcrowded or at full capacity and the additional single-family homes would make the situation worse. The owner of Fertile contended that is the principal's and the CPS' responsibility to address the overcrowding issues by expanding as grammar schools in the Lincoln Park and Old Town areas did over the years when faced with a similar situation. SLN President and retired CPS principal Bob Blitstein, also a member of Burley's Local School Council, confirmed the overcrowding situation, but stated that, unlike the examples given to expand, there is just not any tax money available to do that at this time. As this is a large Development, the

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Developers were questioned as to whether they were required to supply affordable housing units related to the Development. Mr. Acosta stated that the Developer will be paying into the Affordable Housing Fund in lieu of supplying the actual units.

The issue was brought to a vote on ZOOM. Sam Samatas described to all in attendance, that in the pre-ZOOM era all SLN voting issues were done with a private paper ballot. ZOOM meeting moderator Steve Stern suggested that the green check mark option at the bottom of the ZOOM meeting be used. Several members chimed in that they did not have that option and that was confirmed by another member stating that depending on when you downloaded the ZOOM app you may not have that option. The “thumbs up” option was dismissed as that icon disappeared before all the votes could be counted. Several members started voting using the Chat Room. It was finally decided that a roll call of the ZOOM meeting attendees would be done. The results were as follows:

In Favor - YES-22, Opposed - NO-1 and Abstain-5. The results of the Meeting and Vote were forwarded to Alderman Waguespack's office.

*Editor Note: This article appeared with pictures in the May 19-May 25 issue of the Inside Booster. The Inside newspapers are a great resource for reporting on neighborhood issues especially crime. [www.insideonline.com](http://www.insideonline.com) or hard copies in the lobbies of area restaurants.*

### **Fertile – Urban Garden Center 1646 W. Diversey Parkway**

Owner and SLN Member - Susan Brandstetter has been operating Fertile for 12 years now. The site has been operational with different owners for decades. Fertile caters to the urban gardener and landscape contractor. Susan says things have been very busy as people are spending more time in their yards during the Pandemic.

Susan did not give many specifics about this and that type of planting; however, she did describe a very personal service on consulting that Fertile offers. If you send Fertile an email describing your yard or garden, with pictures is better, Fertile can give you ideas on landscaping improvements. You can also schedule an in-person appointment with

Susan at Fertile. The idea is that you will purchase the items from Fertile and either do the work yourself or hire Fertile to do the landscaping. Several SLN members have already been in contact with Susan on this service.

Contact information:

Email – [fertileondiversey@gmail.com](mailto:fertileondiversey@gmail.com)

Phone – 773-472-8733

Website – [www.fertileondiversey.com](http://www.fertileondiversey.com)

### **NEIGHBORHOOD TIDBITS**

There is house on the southeast corner of Lakewood and Nelson that sticks out from the normal neighborhood house. It has cedar siding that was never stained and has faded to a country cottage-like gray color. The house is on an extra wide lot and the yard was large, as there is no garage. The yard was very wild, naturally or neglected landscaped. Now, it is surrounded by fencing and appears to be slated for demolition in the very near future. It has always caught my eye on my neighborhood walks. But soon, no more.

**SOUTHPORT AND BELMONT LIQUOR STORE OPEN** – This building, that formerly housed Bel-Port Liquors, was gut-rehabbed over the last couple of years, with the original idea that a coffee roaster would be the new tenant. It has now reopened as a very nice liquor-wine store. Now, with Garfield Liquors open at Lincoln/Belmont/Ashland, SLN, formerly the Mattress Capital of Chicago, is now the liquor store capital.

## 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](http://www.athenaeumtheatre.org) or Email Skyline Studios at [sylinestudioschi@gmail.com](mailto:sylinestudioschi@gmail.com)

### **Lakeview Roscoe Village Chamber of Commerce**

1409 W. Addison  
Chicago, IL 60613  
Office: 773-472-7171 ext 105  
[www.lakeviewroscoevillage.org](http://www.lakeviewroscoevillage.org)

#### **- Low-Line Market**

The Lakeview Roscoe Chamber of Commerce is excited to host the Low-Line market for its ninth season this year, and we'd love to invite you to attend the opening market ribbon cutting ceremony. We'll be doing the ribbon cutting on June 3<sup>rd</sup> at 3:30 at the market entrance, under the Southport Brown Line exit. Following the ribbon cutting, we hope you stay to support our incredible vendors and pick up some fresh foods and goods.

#### **- 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 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**

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

1931 (Roscoe Village/Lincoln Park- Cornelia to Fullerton, Western to Ashland) - Tuesday, July 27th at 6:30 pm. Meeting ID: 811 8955 3379 and Passcode: 995403

1932 (South Lakeview/Lincoln Park- Lincoln to Ashland, Belmont to Fullerton) – Monday, July 12th at 7 pm. Meeting ID: 847 8850 1324 and the Passcode is 503502

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) -Tuesday, July 13th at 6:30pm Meeting ID: 882 3823 1902 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](http://www.lakeviewpantry.org)  
773-525-1777  
Greater Chicago Food Depository  
[www.chicagofoodbank.org](http://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:

The Art of Pizza  
Central Savings  
Thomas Ward Insurance Group  
Joseph Semerling Law Offices  
S&G Restaurant

## **Support Our 2020-2021 Advertisers!!!**

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Will's Northwoods Inn  
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Golden Apple Grill & Breakfast House  
John Haderlein & Son Real Estate - Real Estate Sales and Management  
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 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](mailto: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 2021-2022**

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](mailto: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](http://www.slneighbors.org) to sign up for the email version.

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Full Slab BBQ Rib Dinner 13.95

## FRIDAY

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Baked Mostaccioli Dinner 7.00

## SATURDAY

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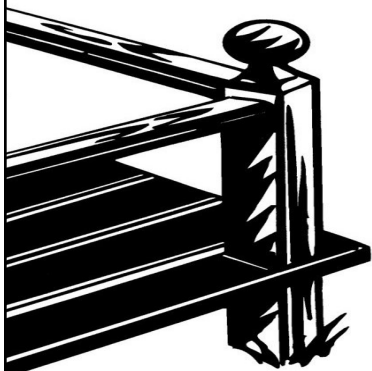
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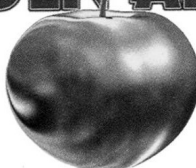
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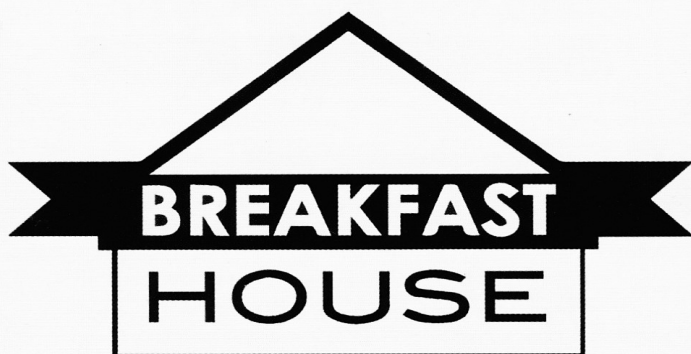


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Chicago, IL 60622

**Lakeview**

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Mon-Fri 7:00am - 3:00pm  
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# **SCOTT WAGUESPACK**

## **32ND WARD ALDERMAN ★ WARD32.ORG**

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

Visit **ward32.org** to find out more about available services. While you're there, sign up for the 32nd Ward email newsletter to receive up-to-date information about news and events in the Ward and City.

We look forward to working with you!

### **32ND WARD SERVICE OFFICE**

2657 North Clybourn • Chicago, IL 60614

Tel: 773 248 1330 • [info@ward32.org](mailto:info@ward32.org)

Monday-Friday: 9am-6pm

**ward32.org**

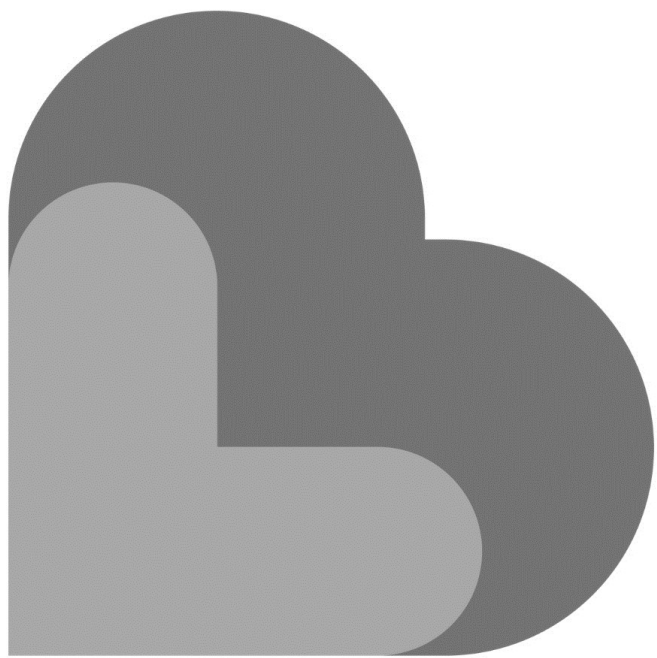


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