

# 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 every  
Month (except January, June, July and August) at 7:00 p.m. (Doors open at 6:30 p.m.)**

## SEPTEMBER 2022

### RENEW YOUR 2022-2023 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.

### ADVERTISE YOUR BUSINESS for the 2022-2023 season.

NEW ADVERTISERS ARE WELCOME.

MEMBERS- GET YOUR FAVORITE BUSINESS TO PUT AN AD IN THE NEWSLETTER.

See information in the OTHER SLN INFORMATION section of the newsletter for advertising opportunities.

### BLOCK CAPTAINS WANTED

See information in the OTHER SLN INFORMATION section of the newsletter.

### NEIGHBORHOOD DEVELOPMENT and REVIEW COMMITTEE (NDRC) is recruiting Committee Members

See information in the OTHER SLN INFORMATION section of the newsletter

### PRESIDENT'S LETTER

To All of South Lakeview,

Welcome back, South Lakeview Neighbors. We last saw each other at our summer party at Wills, where a good time was had by all. It seems as if I blinked and summer is almost gone. School has been in session and Labor Day is passing. Days are getting

### MEETING INFORMATION

## 1<sup>ST</sup> MEMBERSHIP MEETING of 2022 – 2023 SEASON

**LIVE IN PERSON**  
**TUESDAY- SEPTEMBER 13, 2022**  
**7:00PM SHARP**  
**Doors open at 6:30PM**

**At the NEW EVENT CENTER**  
**ATHENAEUM THEATRE**  
**2936 N. Southport**

### Agenda:

- 1) Alderman Scott Waguespack**
- 2) Zoning Change—3025 N. Southport**
- 3) Election of Officers**

shorter, the weather will start to cool, and the leaves will turn colors and start to fall. We, in Chicago, are fortunate to have escaped the extreme heat experienced in much of the nation, and good old Lake Michigan is always a source of fresh water. South Lakeview Neighbors resumes meeting in person at the Athenaeum Center. You will see many changes to the Athenaeum. We will be meeting in the new Events space on the first floor on Sept. 13 to hear Alderman Scott Waguespack speak on "the state of the 32<sup>nd</sup> Ward."

*Please take note of our new and repeat advertisers and try to patronize them.  
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Yes, a degree of normalcy has returned, after the initial phases of Covid. But...Covid is still here. A very close friend of mine in his 70's, who is fully vaccinated, recently contracted Covid after attending a gathering in Wisconsin where no one wore a mask. My message is to "be careful". Mask, distance and wash when you can, especially in large indoor gatherings where distancing is a challenge. A 3<sup>rd</sup> booster may be available soon.

Crime still seems to be prevalent throughout Chicago. There is still a shortage of police officers and criminals are bolder than ever. As a life-long Chicagoan who has worked in some of the more dangerous areas of the city, one must always be aware, be vigilant, and be careful. Avoid places where something doesn't look right. If you are a victim, cooperate with the offender. No property is worth your physical safety.

Inflation is still with us, though gas prices have fallen over the last 2 months. Several bills have passed Congress to address inflation, climate change, veteran's benefits, and drug pricing. Most importantly, elections are coming up in November and whatever your politics, VOTE! Elections are sacred to our democracy. Be informed and vote for the candidates that best match your values.

Bob Blatstein

President, South Lakeview Neighbors

## 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:

Robert Taugner	Amy Walsh
Ed Silverstein	Geoff Gass
Mike Harring	

Newsletter Articles:	Bill Haderlein
Newsletter Editor:	Jeanne Haderlein
Website Design:	Ed Silverstein
Advertising Set-up:	Ed Silverstein

## SEPTEMBER 2022

### MEMBERSHIP MEETING – PREVIEW

#### Alderman Waguespack – State of Ward/City presentation

In keeping with SLN's September meeting tradition, the Alderman will be addressing the SLN membership on neighborhood, Ward and City-wide issues.

#### Zoning Change–3025 N. Southport

3025 N Southport is a well maintained older 4-unit brick building with 1 basement and 3 simplex units above at the corner of Southport and Nelson. It is a slightly smaller city lot facing Southport with two parking spaces off Nelson and a brick garage structure with the remnants of derelict fifth apartment above the garage at the east end of the property. The garage structure appears to be currently used for storage and the space above is vacant and in disrepair. The current property zoning is a B3-2 which is a legacy zoning from when the property had some offices located in the building.

The city council recently passed the Additional Dwelling Unit [ADU] pilot program effective May 1, 2021. One of the five pilot areas falls within South Lakeview Neighbors boundaries. This is a new program, untested and we are still gaining specific knowledge about the requirements. Generally, the pilot program allows for the establishment of coach house units and basement/attic apartments in residential-zoned properties to provide more affordable housing, provide additional income to property owners and allow for possible multi-generational living arrangements.

After 1957, these types of units were considered illegal by general zoning laws which take into account minimum lot areas per dwelling unit, parking requirements, height and setback requirements and the prohibition of secondary residential structures on a city lot. If you had a property that had a coach house that existed prior to 1957, you could maintain it and be "grandfathered in" under the law.

The longtime owner of the property needs a zoning change from B3-2 to a residential zoning RM-4.5 or RT-4 to then apply for the ADU. He also seeks a variance to the allowed 700 sq ft/ADU to fill the larger existing floor area total. We are not certain yet, but a possible alternative the NDRC may propose is a small second floor ADU with two

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ground level parking spaces for the property. In either case there is no new building expansion, and an abandoned space becomes a new residential unit.

An advisory vote by SLN residents is requested by the Alderman. The project team of attorney Nike Ftikas of Sam Banks Law, Bill Kokalias from Axios Architects and owner Aaron Straus will present their proposal at the September 13 meeting with a ballot vote afterwards.

### **Election of Officer and Directors**

Here is the slate to be voted on for the 2022-2023 Term:

Co-President: Bob Blitstein

Co-President; Sam Samatas

1st Vice President: OPEN

2nd Vice President: to be eliminated with By-Law change

Recording Secretary: Bill Haderlein

Treasurer: Geoff Gass

Corresponding Secretary: Ed Silverstein

Directors: - Fionn McManigal, Mike Harring, Bob Taugner

New directors – to be recruited during 2022-2023 season

**Candidates for all positions can be nominated from the floor.**

### **AT the JULY 2022 SUMMER PARTY**

SLN reinstated the July Summer Party after two years off due to, what else, the COVID-19 Pandemic. Held in the beer garden at Will's Northwoods Inn, the event was heavily attended with many new members joining at the meeting. An open bar was subsidized by SLN and the food was donated by Will's Northwoods. The raffle had a great assortment of prizes including various high-end liquor bottles donated by the SLN Board members and a variety of neighborhood business gift certificates. The split-the-pot proceeds were donated to The Lakeview Pantry and the winner of the split-the-pot was none other than former SLN

President, long-time Board member and SLN newsletter editor, Bill Haderlein. The results of the raffle are currently being investigated.

Thanks to the following businesses for their raffle gift donations:

The Art of Pizza

S&G Restaurant

Golden Apple Grill & Breakfast House

The Breakfast House

Lakeview Computer Specialists, Inc.

### **NEIGHBOR NEWS AND INFORMATION**

#### **BILL HADERLEIN'S ANNUAL WALK AROUND THE NEIGHBORHOOD**

I am always out and about in the neighborhood, but for the September newsletter, I take an inventory of what new things are going on in the neighborhood.

At one time, the Lincoln/Belmont/Ashland area was the 2<sup>nd</sup> largest retail area in Chicago after Downtown State Street. For example, back in 1979 when I graduated college, the corner of Barry and Ashland had a Robert Hall Clothes Store (now the day care center) and a Saxon Paint and Home Care (now North Shore Health Systems and Infinity). Moving into my first apartment (basement apartment on 1800 Henderson for \$100 per month), I bought a small kitchen table and two chairs at Saxon. I still have the table and one of the chairs 43 years later. Most of the new business in the area is in service industries. Here is what I found.

ALERT – Herdegan Funeral Development, which is going on who knows how many years, now has a tenant on the 2<sup>nd</sup> floor – Astute Counseling & Wellness with people actually coming in and out. The Astute website describes the business as “A One-Stop-Shop for Mental Health and Wellness.

[www.astutecounseling.com](http://www.astutecounseling.com).

Also, there is a sign in the window for Three Avenues Bookshop. Their website says they are an independent general interest aiming to promote literacy, connection and engagement within our community, city and beyond. Opening in September or early October 2022.

[www.threeavenuesbookshop.com](http://www.threeavenuesbookshop.com).

LincolnView Condos at 2933 N. Southport –

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This development was reviewed by SLN's NDRC and a voted on by the SLN membership and is basically done and residents are living in the Units. This luxury development that wraps around to Lincoln Ave. replaced three pretty dilapidated frame apartments on Southport and Lincoln. Part of the controversy on this Project was that Papacito's Mexican Grille at 2940 N. Lincoln had its dumpster on Southport and this Project was going to eliminate that access. A corridor was designed into the building for the restaurant's dumpster and Papacito's is still in business.

Interior Design Studio – 2946 N. Lincoln  
Full service interior design. Paint and color consultation. Kitchen and bath design and more.

Core Physical Therapy – 2940 N. Lincoln  
Sports and orthopedics. Pelvic health. Runners' injuries and more.  
[www.coreptclinics](http://www.coreptclinics)

Modern Chiropractic – 2908 N. Lincoln  
Also advertising in the window for a CBD Clinic and Cosmetic acupuncture for facial rejuvenation.

La Borra Café – 2800 N. Lincoln  
At the triangular Development at Lincoln and Diversey, it looks like this is finally getting ready to open after many months of a sign in the window. The Café will offer artisanal coffee from Mexico along with frappe and smoothies and breakfast tortas.

DeGroot Logistics – 3008 N. Lincoln (next to S&G Restaurant.  
Formerly the offices of DL Logistics. The office space used to have frosted windows so you could never tell anyone was there. Now the ground level window is open and you can clearly see the cubicles, chairs, telephones and white planning board. DeGroot is in the transportation market business offering full truckload and LTL refrigerated transportation services. Supply chain stuff. Looks like many people will be employed at this location.

Human Capital Research Corporation (HCRC) – 3015-17 N. Lincoln  
The conversion of this building from The Lakeview Lofts to the HCRC headquarters is on-going and a huge project as noted by the alley in back and the sidewalk on Southport being closed. This was an SLN zoning change issue back in April 2021.

BEIGE – 3021 N. Lincoln  
Window sign says "Refinished Refurbished Reimagine". Vintage Home Furnishings. I guess you should go in and see what's happening.

Solve Clinics – 3050 Lincoln  
The sign in window has been previously noted offering:  
FUE hair transplants - Follicular Unit Extraction which obtains hair follicles from your head and replaces them in the bald areas.  
PRP hair repair – Platelet Rich Plasma is taken from the patient and injected into your bald scalp to stimulate hair growth.  
No smelly creams like George Costanza.  
Botox and more  
Office not open yet.

Metro Salon Suites – 3055 N. Lincoln  
NOW OPEN. The Suites are hair salon rental spaces for independent salon beauty professionals. This is a very sharp looking space in a newer Condo building.

Big City Optical – 3066 N. Lincoln  
Big City Optical used to have a retail space here, but the window sign now indicates it is now a Training Center for Big City.

Alissa Johnson Interiors – 3133 N. Lincoln  
According to their website - Alissa Johnson Interiors is a full-service interior design firm concentrating in residential and boutique commercial interiors.  
[www.alissajohnsoninteriors.com](http://www.alissajohnsoninteriors.com).

Niczka Custom Attire – 3140 N. Lincoln  
Now Open. Niczka clothing pieces are designed, sourced and produced in-house. Women and men's fashions. Sewing machine classes also offered.  
[www.niczka.com](http://www.niczka.com)

North Shore University Health System – 3122 N. Ashland.  
NOW OPEN. The parking lot has been completely redone and landscaped. This spot was vacant and run-down looking for many years.

Taco Maya – 3055 N. Ashland. In the Red-Hot Ranch strip center. Six locations throughout the Chicagoland area. The website states that Taco Maya began with the desire to provide a unique dining experience by combining authentic Mexican

food, as well as fusion items inspired from various cultures. Public Notice for Liquor License in the window.  
[www.tacomaya.com](http://www.tacomaya.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)

### **Taco Fest**

Taking place on Southport between Addison and Roscoe on September 17 and 18 from 11am to 10pm. There will be over 10 local eateries competing for "Chicago's Best Taco" and the winner is up to YOU. While you eat, enjoy live music, Mexican wrestling, special beer pairings, and a kids' zone!

### **Low-Line Market – Tuesdays thru Oct.11, 3pm-7pm at the Southport Brown Line exit**

Now it its 10<sup>th</sup> season, the Low-Line Market is a conveniently located and carefully curated farmer's market, with the goal of creating an experience where neighbors can meet and gather while having greater access to a collection of high-quality produce proteins, flowers and artisanal foods from local farms and vendors.

**ALSO** – Roscoe Village Farmers Market at Jahn Elementary School, Sundays 8AM to Noon through October 9.

### **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, September 27<sup>th</sup> at 6:30 pm. Meeting ID: 848 3987 1419 and Passcode: 486209

1932 (South Lakeview/Lincoln Park- Lincoln to Ashland, Belmont to Fullerton) – Monday, September 12<sup>th</sup> at 6:30 pm. Meeting ID: 860 9608 5141 and the Passcode is 556236

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) -Tuesday, September 13<sup>th</sup> at 6:30pm  
Meeting ID: 859 0869 4509 and the Passcode is 907989

## **OTHER SLN INFORMATION**

### **Attention Advertisers – Ad Space for 2022-2023**

9 monthly newsletters.  
The newsletter is mailed or emailed to over 800 people and posted to the SLN Facebook page which has 1,500 members. From \$50 for a small business card 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) for advertising for more detailed information.

### **Block Captains – WANTED**

SLN is looking for volunteers to circulate flyers to their Block neighbors announcing the SLN Monthly Meeting and Agenda.

The duties are as follows: A Block Captain will receive a PDF flyer for an upcoming membership meeting. The Block Captain will print off 25-50 flyers and distribute them in mailboxes on their block alerting people to the upcoming meeting. Seems archaic? But that is how most of the new people find out about the SLN meetings. Block Captains can also email the flyer to neighbors. There are seven meetings per year (Sept, Oct, Nov, Feb, Mar, April & May). Can't do every month. Just do the best you can and your assistance will be appreciated.

To volunteer contact Bill Haderlein at the SLN email: [info@slneighbors.org](mailto:info@slneighbors.org).



### **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.

### **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/>

### **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.

### **Our 2022-2023 Advertisers!!!**

The Art of Pizza – two full pages  
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Thomas Ward Insurance Group  
Joseph Semerling Law Offices  
S&G Restaurant  
Alderman Scott Waguespack 32nd Ward  
Will's Northwoods Inn  
Chicagoland Deck Cleaning & Sealing  
Car Care Specialists  
Breakfast House  
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  
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# DAILY SPECIALS

## SERVED DAY & NIGHT • LUNCH & DINNER

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Italian Sausage Sandwich 6.00  
Baked Lasagna Dinner 9.00

### TUESDAY

Italian Meatball Sandwich 6.00  
Half Fried Chicken Dinner 10.00

### WEDNESDAY

Beef & Sausage Combo Sandwich 8.00  
Chicken Parmigiana with Spaghetti 12.00

### THURSDAY

Cheese or Meat Ravioli Dinner 9.00  
Full Slab BBQ Rib Dinner 17.95

### FRIDAY

Shrimp Dinner 11.95  
Baked Mostaccioli Dinner 8.00

### SATURDAY

Rib-eye Steak Sandwich 12.95  
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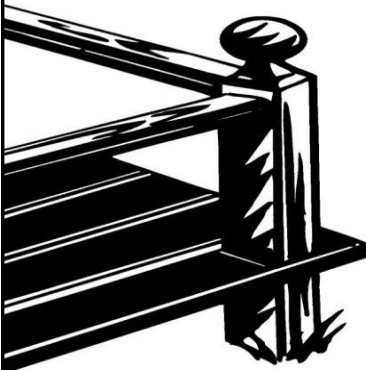
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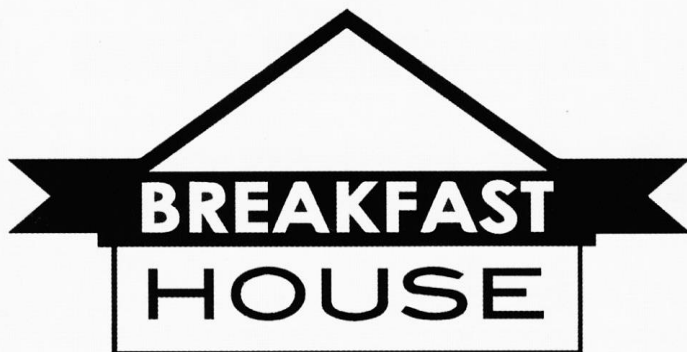
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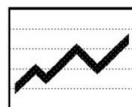
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We look forward to working with you!

### **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

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