1521 West Wellington 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 every
Month (except January, June, July and August) at 7:00 p.m. (Doors open at 6:30 p.m.)

SEPTEMBER 2023

RENEW YOUR 2023-2024 MEMBERSHIP NOW

- 1) on the website at https://www.slneighbors.org
- 2) by mail to 1521 W. Wellington

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 2023-2024 season.

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

NEW 2023-2024 ADVERTISERS:

Tax and Beyond On the Route Bicycles

Pearle Vision

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

RESTAURANT REVIEWS

Joni G is back assisted by her worthy eating partner Bill B.

MEETING INFORMATION TUESDAY- SEPTEMBER 12, 2023

7:00PM SHARP Doors open at 6:30PM

At the ATHENAEUM CENTER PARADISO EVENT CENTER 2936 N. Southport Ave

Agenda:

1) Alderman Scott Waguespack – State of the Ward

FREE BEER or GLASS of WINE for all in ATTENDANCE.

Compliments of SLN

PRESIDENT'S LETTER

To All of South Lakeview,

Yes, it's September. Summer is coming to an end. School has started. Temperatures are still on the warm side; however, except for a few hot days in August and some heavy rains, Chicago has been blessed with a pleasant summer. When you look at the rest of the country hit with extreme heat in the southwest, tornadoes in the south, flooding in

California and fires in Hawaii, we've been fortunate. Climate change is impacting all of us. Be vigilant in all aspects of your health and safety. Covid is still here. Recently, Covid-related hospitalizations have increased. A new variant has appeared. Continue to practice good hygiene. If you're immunocompromised, consider wearing a mask in crowded situations. With regards to personal safety, be very watchful. Though South Lakeview has one of the lowest crime rates in Chicago, car-jackings and robberies continue. If you suspect something criminal in nature, call 911. Be aware!

Enough of my warnings. South Lakeview Neighbors had a wonderful summer party at Will's Northwoods in July. Good food, good drink, good company and a raffle supported by the local businesses, with proceeds going to Nourishing Hope. If you are a member of SLN, you benefit from such gatherings, as well as living in a section of Chicago where the neighborhood organization: 1. informs its members through this newsletter, as well as presentations at our monthly meetings from the Alderman, Cook County Commissioner, State Representative, State Senator and our Federal Congressman in Washington, 2. We support our local businesses and schools, and 3. Our NDRC (Neighborhood Development Review Committee) led by

South Lakeview Neighbors 1521 West Wellington Avenue

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

Officers:

Co-President:
Co-President:
Sam Samatas
Recording Secretary:
Bill Haderlein
Geoff Gass
Corresponding Secretary:
Ed Silverstein

Directors:

Fionn McManigal Mike Harring Kimberly Ross Ryan Griffin

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

Sam Samatas keeps developers in line to make our housing some of the most desirable in all of Chicagoland.

South Lakeview feeds into some of the best elementary schools in the state. Burley, Prescott, Jahn, Tubman and St. Alphonsus Academy of the Arts are all highly desired schools that parents want their children to attend. Speaking of Burley, South Lakeview welcomes their new principal, Ms. Jennifer Crall. Principal Crall began her tenure on August 14. She has some big shoes to fill, following the extraordinary tenure of Catherine Plocher. Ms. Crall was chosen from among 13 highly qualified candidates by the Burley Local School Council. After extensive interviews and a schoolwide forum, Ms. Crall was the overwhelming choice. She has extensive experience as a teacher and assistant principal, focused on high-level literacy instruction, making her perfect for Burley. Best wishes to Ms. Crall and the entire Burley community.

Recently, co-president Samatas and I received a letter from someone who had issues with a neighbor's garbage. As much as I'd like to be able to solve everyone's problems, this is an issue requiring a 311 call or a call to the 32nd Ward office. Chicago is a big city and can't respond immediately to all calls, but I have always received prompt responses to 911, 311 and the 32nd Ward.

Stay safe, stay healthy. Patronize our local businesses.

Bob Blitstein

Co-President

South Lakeview Neighbors

SEPTEMBER 2023 MEMBERSHIP MEETING – PREVIEW

Alderman Scott Waguespack - State of the Ward

Scott has been SLN's Alderman since 2007. He has been a leading independent voice in the City Council since his election. The Alderman and his staff respect and implement the opinions expressed by SLN on neighborhood zoning and other neighborhood issues. He is also the 32nd Ward Democratic Committeman.

In 2022, the 32nd Ward boundaries were redrawn and now are comprised predominately of the Wicker Park, Bucktown, Hamlin Park, Roscoe Village, Lincoln Park and South Lakeview neighborhoods. Neighborhoods formerly in the 32nd Ward were Logan Square and Palmer Square.

Alderman Waguespack 32nd Ward News Office located 2657 N. Clybourn, 773-248-1330 https://www.ward32.org, email:info@ward32.org

AT the JULY 2023 SUMMER PARTY- Will's Northwoods Inn

Some afternoon rain and the threat of evening rain did not affect the Summer Party festivities. Thanks again to Will's Northwoods Inn for running the party and providing the food in their Beer Garden. The open bar was sponsored by SLN. Many new members attended thanks to the flyering by the SLN Block Captains. Some former members that have moved out of the neighborhood and even an out-of-stater came to visit their neighborhood friends and have a brat. One new member had just relocated to Chicago from France for a job and got a flyer in his mail box. The raffle had an assortment of high-end liquor bottles donated by the SLN Board members and neighborhood business gift cards or certificates. The split-the-pot proceeds of over \$250 was donated to Nourishing Hope Food Pantry. Cook County Commissioner Bridget Degnan and State Senator Sara Feigenholtz along with staff members from State Rep. Ann Williams, Alderman Scott Waguespack and Congressman Mike Quigley were in attendance.

Thanks to the following businesses for their raffle gift donations:

The Art of Pizza – super generous gift cards S&G Restaurant
Golden Apple Grill & Breakfast House
The Breakfast House
Que Rico Mexican Restaurant
Side Street Saloon
Heritage Bike Coffee
Lakeview Computer Specialists, LLC

The most popular drink consumed at the Party was Maplewood Brewing Company's Son of Juice which is a New England IPA. This year saw a big increase in craft beer and lite beer consumption and a decrease in hard liquor consumption. I guess it all depends on who shows up.

ANNUAL WALK AROUND THE NEIGHBORHOOD – by Bill Haderlein

The Wellington Hub and Lincoln Ave Streetscape

The Wellington Hub Streetscape at Lincoln/Southport/Wellington is almost done. SLN was involved in a meeting and letter campaign with the Alderman's office regarding recommendations for the Final Plan for The Hub. This included reinstating the width of the intersection back to the original curbs to allow cars to get around vehicles turning left and to reduce intersection road rage. That was done. In addition, SLN recommended the left turn lane heading east on Wellington, also incorporated. The intersection lighting is very bright and welcoming. The POLKA DOTS are gone!

Restaurants at the intersection have reported lost revenue during the Streetscape construction on top of the Covid-19 lost business issues. So, try to spend some of your eating out dollars for restaurants at the intersection especially with long-time SLN sponsor/advertisers S&G Restaurant and The Golden Apple.

The construction at 3015-17 Lincoln, which will be the new headquarters of Human Capital Research Corporation currently located in Evanston, is moving forward. All the sidewalk scaffolding on Lincoln and Southport have been removed. Soon, we should be seeing the 30-40 employees patronizing our neighborhood businesses. This was an April 2021 SLN voting issue.

The Streetscape sidewalks are smooth, clean and white. My question is does the gum that is already accumulating on the new sidewalks fly out of people's mouths when they are walking or talking or do people just throw it on the ground? Also, whose job is it to step on gum to flatten it out? An inquiry has been made to the Lakeview Roscoe Village Chamber as to whether the SSA will keep the sidewalks gum free.

3000 block of Lincoln

Wrightwood Furniture at 3036 Lincoln – this big 4-story building is now empty. For sale or lease. And two stores down from that -

Waxman Candles at 3044 Lincoln closed after over 30 years at that spot. The Owners moved out of state to be near their kids and grandkids.

Metro Salon Suites at 3055 Lincoln is fully occupied on the 1st floor. Time to spruce up your looks.

Getir-groceries in minutes at 3052 Lincoln with their L.A. Laker colored uniformed employees are zooming through stop signs and red lights on their scooters and seem pretty busy delivering pop and snacks in the area.

MCM Protein Bar at 3059 Lincoln has a sign in the window stating Grand Opening - coming Soon. An old German saying is beer before wine is fine. Wine before beer, stay clear. What about protein before beer?

3062-3072 Lincoln – still vacant. This contiguous space of vacant storefronts included the former Starbucks site at the corner. Doppio Coffee on Greenview is thriving and have erected an outdoor patio that somewhat impedes pedestrian traffic. I'm OK with that. Maybe you are not.

3100 block of Lincoln

Chicago Pizza at 3114 Lincoln – the remodeling is complete and very impressive. Outdoor dining is available. Support our local restaurants.

Busted Bra Shop at 3148 Lincoln – has expanded into the space next door. This business also has a store in Hyde Park and two in or near Detroit and one in Ann Arbor, MI. www.bustedbrashop.com

Lake Shore Physical Therapy at 3101 Greenview – is up and running and occupies the former @properties Real Estate business.

The 6-story White Corner Building – formerly an eyelash place and a CBD distributor. Now it has some signs in the window for T.A.R. Restoration (www.tarrestoration.com) and Deck 4 Me-Roof Deck Builder (www.deck4me.com)

3145 to 3161 and 3169 Lincoln – remains vacant. Except for the Subway Sandwich, this side of the Lincoln is vacant from Belmont to about 1/3 of block south. Tough sell with parking in front limited by the Lincoln/Belmont/Ashland bump-outs. There is a parking lot in back, in case you didn't know that.

2800-2900 blocks of Lincoln

Direct Property Aid Realty at 2951 Lincoln – this is really the only major vacant space that has leased up recently. The business buys houses, apartment buildings, etc. directly from the buyer. Not a repair company as the name might indicate. Really, a developer that will buy your knock-down property for redevelopment.

www.directpropertyaid.com

Unbroken Rehab and Athletics at 2933 Lincoln – rehab, physical therapy and massage. They have

another office on the far NW side of Chicago. www.unbrokenrehab.com.

Lot of rehab/physical therapy places in our immediate area. What's with all the injuries?

The Social Dance Studio at 2814 Lincoln – group and private dance lessons for social and wedding preparation. www.socialdancestudio.com.

Vigo Coffee at 2800 Lincoln – most recently El Barro Café. Vigo Coffee specializes in coffees and teas, Mexican toast, chilaquiles, smoothies and more.

Gotham Bagel and Eduardos Enoteca at the Lincoln/Diversey/Racine triangle. The morning/lunch Gotham Bagle has survived, but the evening Eduardos Enoteca Italian restaurant portion never really took off and is not operating.

The Elbo Room at Lincoln and George St. has been closed since November 2019. It is hard to imagine that a music venue is viable in what is now a very residential area as the 1200 block of George St., that was at one time a block of meat packing plants and is now a block of high-end single family homes and converted factory loft condominiums.

2800 and 2900 block of Southport

DIAG and 404 Wine Bard at Southport and George St. has been vacant since July 2019 and is for sale. The sale price, in case you want to open a business in the neighborhood, is \$3,650,000 which includes 8 rental units and the coach house on George St.

Salon Aster at 2825 Southport – this cute corner unit had been vacant for a long time. Now occupied by a salon. www.salonaster.com)

In the new Condo Building across The Athenaeum Theatre, the ground level retail is fully leased with John Graft (Compass) Professional Realtor and Sew & Glow – quality alteration & tailoring. www.sewandglow.com.

This building development was an SLN voting issue.

Lakeside Bank at Diversey and Ashland purchased the somewhat dilapidated brick two-flat to the north, and is expanding their parking lot area. As Lakeside Bank really keeps up the grounds around the Bank, aesthetically it should be an improvement to that intersection. Many years ago, the building of the Lakeside Bank was a zoning change voting issue before the SLN membership. The building that was replaced by Lakeside Bank was a vintage corner house that served as a doctor's office.

Alto Manufacturing Co at 2850 N. Ashland is permanently closed according to their website. They owned the land that The Fertile Gardening Center was located on at on 1600 Diversey, now Condos, and the corner of Wolfram and Paulina, now high-end single-family homes. Both of these developments were voting issues before the SLN membership. The headquarters on Ashland Ave. is now being rebuilt as a 3-story self-storage facility. Not sure how the final building is going to look aesthetically on the outside, but an opportunity for Condos and/or apartments (affordable?) was missed. Will there be traffic issues? We shall see. This was built by the Owners in accordance with the current zoning and was not required to be reviewed by SLN's NDRC committee.

1500 block of Wellington – my home block. I have been keeping an eye on the rehab of the vintage brick 2-flat apartment at 1501 W. Wellington. The 2nd floor is rented. The duplex 1st floor unit of 5 bedrooms and 3 baths is listed on Redfin at \$6,200 per month in case you are looking for an affordable apartment for your college student and his/her friends. That's \$74,400 per year!

PGA Superstore opening September 16

For all those SLN golfers (maybe I am the only one) a PGA Superstore is scheduled to open on September 16 at the 1745 W. Fullerton Shopping Center that includes the McDonalds and Office Max. Fore!

NEIGHBOR NEWS AND INFORMATION

Neighborhood Development Review Committee (NDRC)

Home Carpet One at 3061 N. Lincoln – addition of 3 floors for residential rental units with no parking

Developers representing the Owners of Home Carpet One have submitted a Project proposal to add three stories to the existing Home Carpet One building. The current Project would result in a 5-story building, 65 feet high, with 1st floor commercial (Home Carpet One), 2nd floor residential lobby and amenity spaces and the 3rd to 5th floors with 21 residential rental units consisting of 1, 2 and 3 bedroom apartments. The Project plans to have zero (that's -0-) parking spaces for the residential residents. A zoning change from the current B1-2 to B3-3 Transit Oriented Development (TOD) designation has been requested. The SLN

NDRC expects the Developer to present at the October 2023 monthly meeting.

Lakeview Roscoe Village Chamber of Commerce (LRVCC)

1409 W. Addison Chicago, IL 60613

Office: 773-472-7171 ext 105 www.lakeviewroscoevillage.org

Shop for Schools – Join us for three days of shopping local and giving back on Oct. 4-6 for the 16th Annual Shop for Schools. It's an event where select businesses in Lakeview and Roscoe Village pledge to give back 10th of their sales to local participating schools. Visit our website for a listing of participating schools and vendors.

Low-Line Market – Running from June 6th through October 10th from 3pm-7pm at the Southport Brown Line Exit. The Low-Line Market is a carefully curated farmers 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.

19th DISTRICT POLICE COUNCIL

by Bill Haderlein (Council liaison)Website = www.19thdistrictcouncil.com

The six candidates were featured at the SLN February 2023 meeting. The Council has been having monthly public meetings starting May 2023. Your District Council is:

Maurilio Garcia

Jenny Shaffer

Sam Schoenburg

Here is a short synopsis of the monthly meetings held so far:

May 2023 – held at Sulzer Library 4400 N. Lincoln. The Council used this meeting to go over how the Council will operate, things like by-laws and goals the Council looks to achieve. As this meeting was held shortly after several lawless Chicago weekends starting with Memorial Day, ABC and WGN TV both reported on the meeting and sensationalized the purpose of this meeting. All subsequent meetings entail updates on crime, District Commander meetings and interactions with various crime-related (such as COPA) and neighborhood

June 2023 – held at Weiss Hospital on 4600 Marine Drive. Topic was how to proceed with removing the police from handling "mental health issues" and move that responsibility to mental health providers. Presentations by the City of Chicago's Crisis Assistance Response Engagement (CARE) non-for-profit and а Thresholds located at 4423 N. Ravenswood were made. The CARE program run by the City only offers mental health assistance Monday to Friday from 10:30AM-4:00PM due to funding constraints. Fact from meeting - the 19th District has the 2nd highest rate of 911 mental health crisis calls in the City.

July 2023 – held at Lincoln Park Presbyterian Church 600 W. Fullerton. Topic: Community Violence Intervention Organizations. Presentations by two Groups, one Northside Group that has brokered some "non-shooting" areas and times with warring Northside gangs and one Group working in the high gun-crime areas of the South and West sides. An observation from one of the presenters was that jail is the worst place to put a first-time offender as all of his associations in jail will probably lead to being a better criminal. Again, more federal, state, city or private funding will help them achieve some goals.

August 2023 – held at The Athenaeum Center. Topic: The intersection of homelessness and public safety.

Go to their website for detailed information of the past monthly meetings and a schedule for future meetings.

COMMUNITY RELATIONS STRATEGY MEETING 19th District CAPS Meetings:

1931 (Roscoe Village/Lincoln Park- Cornelia to Fullerton, Western to Ashland) - Tuesday, Sept. 26th at 6:30 pm at the Gantz Boys & Girls Club at 2915 N. Leavitt

1932 (South Lakeview/Lincoln Park- Lincoln to Ashland, Belmont to Fullerton) – Tuesday, Oct. 3rd at 6:30 pm at New Life Church at 1110 W. Lill

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) -Thursday, Sept. 28th at 6:30pm at Ann Sather's at 909 W. Belmont

OTHER SLN INFORMATION

Attention Advertisers – Ad Space for 2023-2024 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 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.com.

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 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.

Our 2023-2024 Advertisers!!!

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RESTAURANT REVIEW

Dear Margaret - 2965 N. Lincoln Avenue

A cozy, award winning French-Canadian restaurant located in the space of what has been several prior restaurant enterprises in Lakeview. The menu was created under the helm of Executive Chef, Ryan Brosseau, hailing from southern Ontario, Canada's largest farming region. Chef Brosseau was formerly the executive chef at Le Sud, in Roscoe Village, another excellent restaurant, often visited by the reviewers.

Dear Margaret's menu comprises of slow food, which is made from what is seasonally available. Featuring heritage pork, game meat, wild fowl and lake fish. They also offer a delicious Charcuterie and Artisan Cheese selection. We ordered two the evening we visited, Challerhocker, a classic style Alpine cow cheese and the Duck Liver Mousse, served with a freshly just baked baguette and house butter. After tasting our starters, we knew that what was to follow would be just as mouth watering. And we were not disappointed.

The small plates to share for our main courses were served at a nice slow pace by friendly and sincerely caring staff, some of which have been there since Dear Margaret's opening in January of 2020. Not only have they survived during the height of Covid's shut down, they also managed to earn several awards and accolades over the past three years. The New York Times listed it as one of the 50 Best Restaurants in America, 2022; Best New Restaurant, Chicago Tribune in 2022 and Best Restaurant by Chicago Magazine 2023.

We ordered from an extensive wine list and was offered assistance with what we pre-ordered for our entire lovely evening. They also offer beer, cider and N/A wines from Canada. We were pleased with the 2019 Pinot Noir from Burgundy and it paired well with the entire evening's dishes. We shared fried sweetbreads with stuffed morels, potato confit, chicken jus and fine herbs. This was the best of the three shareable plates. Next up was roasted pheasant breast and leg with maitake mushrooms in pheasant broth. Definitely the least flavorful of the three. Finally, a Chevre Cavatelli in house-made tiny pasta stuffed with white bean puree along with pickled summer squash. delicious.

Closing the evening with a panna cotta made with herbal tea, which was so rich and creamy we decided to finish it with small glasses of after-dinner wines. An exceptional restaurant experience, so much so, that these reviewers have told all who ask to dine at Dear Margaret.

There is also a quaint outdoor dining area and small bar in back. A good conversation friendly dining spot. Wed-Sat 5-10, Sun 5-9, reservations highly recommended.

Joni G and Bill B

Alderman Waguespack 32nd Ward News Office located 2657 N. Clybourn, 773-248-1330 www.ward32.org, email = info@ward32.org

State Representative 11th District Ann Williams Office located- 1726 W. Belmont, 773-880-9082 www.repannwilliams.com
Chief of Staff Lauryn S. Schmelzer email = lauryn@repannwilliams.com

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www.repannwilliams.com
Chief of Staff Lauryn S. Schmelzer email =
lauryn@repannwilliams.com

Congressman Mike Quigley
Lakeview Office:
3223 N. Sheffield
773-267-5926
Contact by email through his Website at:
www.quigley.house.gov

FROM OUR ELECTED OFFICIALS

Congressman Mike Quigley

Congressman Mike Quigley
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Cook County Commissioner Bridget Degnan

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Phone: 773-283-7850

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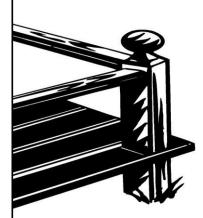
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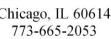
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