



# South Lakeview Neighbors

1521 West Wellington 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 Center, 2936 N. Southport every  
Month (except January, June, July and August) at 7:00 p.m. (Doors open at 6:30 p.m.)**

## NOVEMBER 2023

### RENEW YOUR 2023-2024 MEMBERSHIP NOW

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

Tatas Tacos

Tax and Beyond

Pearle Vision

### RESTAURANT REVIEWS

Joni G is back and had a dining event with her always hungry assistant Bill B.

### PRESIDENT'S LETTER

To All of South Lakeview,

Clocks are turning back on Nov. 5. Hope your body rhythm adjusts better than mine. Just as I was adjusting to my morning dog walk in the dark, I now have to adjust to my afternoon walk in the dark. There needs to be added caution when people are coming home from a long day of work or school. Drivers should be extra careful for pedestrians and bike riders. Recently, a biker was killed when hit by a car on north Damen, a street considered safer for bicycles. The city is in the process of adding more protected bike lanes. They may be a minor inconvenience for drivers, but they save lives. And

### MEETING INFORMATION

**TUESDAY- NOVEMBER 14, 2023**

**7:00PM SHARP**

**Doors open at 6:30PM**

**At the  
ATHENAEUM CENTER  
for Thought & Culture  
PARADISO EVENT CENTER  
2936 N. Southport**

### Agenda:

- 1) DIAG Bar and Restaurant-  
presentation by potential property  
buyer**
- 2) 3105 N. Ashland- zoning variance  
to allow for Massage Services**
- 3) 2841 N. Southport – proposed new  
3 unit condo building**

more bicycles may lead to less auto traffic. Most importantly, be ever watchful to avoid accidents. Be defensive. When I drive and see a pedestrian, I try to think like a walker. When I walk and see a car, I try to think like a driver. For ultimate safety, I behave as if every pedestrian, every driver and every cyclist is crazy and reckless, which enables me to be prepared for (almost) anything. BE SAFE!

I occasionally read a blog called "Your South Lakeview Neighbors". It really covers many

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sections of the north side. It usually begins with some incident (crime, accident, etc.) and then there is a stream of individuals complaining about the city. Most blame Mayor Johnson, even during his first week on the job, then the aldermen, the police, the courts, every city department...you name it. Some complaints may be legitimate, but just complaining about how terrible Chicago is, doesn't solve anything. Do something! Take some kind of action. First, make sure you vote. Barely 1/3 of Chicagoans bothered to vote in the last election. Call your alderman or go visit his/her office. Call 311, the appropriate city department, your Illinois representative or senator, or Cook County commissioner. Maybe it's your US representative or senator. Become involved in advocacy groups of neighborhood organizations. And be persistent! One phone call may not do the trick. Call and call again. Show up in person. If the issue is important to you, keep at it. Be persistent, while always being civil.

During a morning random google search, I found an article on "Whalebone", listing the 10 best pizzas in Chicago. Number 2 was Art of Pizza and number 3 was Side Street Saloon. To be honest, these are my two favorite "go-to's" for pizza. And both are strong supporters of South Lakeview Neighbors. I must add a 3<sup>rd</sup> South Lakeview pizza restaurant to

the list. Chicago Pizza on Lincoln recently expanded and made a charming presentation at our October membership meeting. In addition, they brought some samples that were absolutely delicious. The pizza was excellent and their chicken panini was to "die for". I think that South Lakeview may be the pizza capital of Chicago.

See you at the Nov. 14<sup>th</sup> membership meeting and the Dec. 12<sup>th</sup> holiday party at Will's Northwoods Inn. And have a Happy Thanksgiving.

Stay safe, stay well,

Bob Blitstein  
Co-president  
South Lakeview Neighbors

## NOVEMBER 2023 MEMBERSHIP MEETING – PREVIEW

### DIAG Restaurant and Bar at Southport & George St. – potential investor presentation

The DIAG and 404 Wine Bar at Southport and George St. has been vacant since July 2019 and is for sale with an asking price of \$3,650,000 which includes 8 rental units and the coach house on George St. There is an Investor Group being led by an SLN resident and member that is in negotiations to purchase the property. The Investor Group is interested in presenting their plans to the SLN membership in order to collect some "feedback" from the Neighborhood.

Prior owners of the DIAG operation had continuous complaints from the area residents including excessive late-night and University of Michigan football and basketball game music noise levels, controlling patrons as they smoked outside or exited the DIAG and alley dumpster issues. This is an informational presentation as the new owners can operate a new business under the current zoning.

The immediate area surrounding the DIAG was flyered by SLN for this issue.

### 3105 N. Ashland – application for a business zoning variance to allow for Massage Services.

Fern Thai Massage & Spa LLC Chicago filed an application for a Zoning Variance to allow for

## South Lakeview Neighbors 1521 W. Wellington Avenue

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

#### Officers:

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

#### Directors:

Fionn McManigal  
Mike Harring  
Kimberly Ross  
Ryan Griffin

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

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Massage Services located in a B3-2 Community Shopping District. This site is located in the strip mall at northeast corner of Ashland and Barry across from Red Hot Ranch which is on the way to school for many Burley Elementary School students.

This appears to be a newly created LLC business. Thai massage generally takes place on the floor or a mat, is lighter than a deep tissue massage and aims to relieve joint and muscle pain through a series of stretches using your entire body. This will be a voting issue. The immediate area was flyered for this issue.

## **AT the OCTOBER 2023 MEETING**

### **Meeting Social Time – food from Chicago's Pizza**

Chicago's Pizza provided a variety of pizzas, paninis and soft drinks for the SLN members to sample prior to their business presentation.

### **Athenaeum Theatre for Thought & Culture**

It is SLN's privilege to promote the events happening at our monthly meeting site. Matt, the House Manager of the Athenaeum, spoke about upcoming events, including the special Christmas presentation of: It's a Wonderful Life: A Live Radio Play. The play is inspired by the classic American film, It's a Wonderful Life starring Jimmy Stewart as George Bailey. This play is performed as a 1940's live radio broadcast in front of a studio audience. Five actors will perform the dozens of characters in the radio play. From December 15-20.

Go to the website for all events and tickets.  
[www.athenaeumcenter.org](http://www.athenaeumcenter.org).

### **Burley Elementary School-new Principal Jennifer Crall**

SLN was honored to introduce Burley's new Principal Jennifer Crall to the membership. Ms. Crall has been in the Chicago Public School system since 2005 including 10 years previously at Edward Hurley Elementary School and most recently for eight years as Assistant Principal at Mark Twain Elementary School – both on Chicago's southwest

side. She started at Burley on August 14<sup>th</sup>, the same day the teachers returned to the building. Ms. Crall highlighted that Burley is known for a staff that is continuously engaged in professional development to ensure a meaningful, inspiring and effective instructional school program.

Burley is a neighborhood school and also a CPS Magnet Cluster School. Weekly music instruction is provided by The Merit School of Music which includes general music instruction and different levels of band and choir. The school offers a great STEAM lab program (Science, Technology, Engineering, Art and Math). Current enrollment at the school is 498 students in grades K through 8.

SLN welcomes Ms. Crall to the neighborhood and best of luck as Principal for the Burley School. For more detailed information go the website at: [www.burley.cps.edu](http://www.burley.cps.edu).

### **Chicago's Pizza, 3114 N. Lincoln - business presentation**

Chicago's Pizza was represented by Nicole "Nikki" Flores, the oldest daughter of Martin Flores, the founder of the company (1991). They have three locations, and just finished a remodel of the Lincoln Avenue location. The remodel has included an extended bar area. The restaurant is a family-friendly place, including a build-your-own pizza option, called the Mickey Mouse pizza. Children design the pizza toppings before it is baked. This entertains the kids, so the parents can enjoy their meals in peace. Their menu includes Pizza, Paninis, Sandwiches, Pasta, and Salads. Chicago's Pizza can do catering for up to 500.

Chicago's Pizza has their own website for ordering, which utilizes their own drivers. They recommend ordering through their website, where many coupons are available, including a buy an extra-large-thin and get a large-thin pizza free. They are also on Uber and Door Dash. Congratulations to Chicago's Pizza on their remodeling and commitment to the neighborhood.

## Lakeview Roscoe Village Chamber of Commerce- Master Plan for the Neighborhood

In September 2023, Lakeview Roscoe Village Chamber of Commerce unveiled its 2023 Master Plan. The Master Plan is a roadmap aimed at fostering a more vibrant and resilient neighborhood. The Master Plan was presented to the SLN membership by the Chamber's Executive Director, Becca Girsch. The Master Plan is designed to unfold over the next 7-10 years.

The Chamber presented a video that was also previously aired on WGN-TV news. Becca filled the membership in on some of the major points of the Master Plan.

The following information is a combination of Becca Girsch's presentation but mostly from the Master Plan presented on The Lakeview Roscoe Village Chamber of Commerce website. See the website for the full Master Plan.

[www.lakeviewroscoevillage.org](http://www.lakeviewroscoevillage.org)

The Master Plan borders addressed under the Master Plan are north-Irving Park or Addison to south-Diversey Parkway and east-Racine to west-Damen Ave (Irving Park to Addison) or the Chicago River (Addison to Diversey). The population of the area is 45,148 and the median age is 32.8. Race and ethnicity is White-87%, Hispanic-10%, Asian 4%, Black 2% and the remainder American Indian, dual race and other.

The Master Plan Purpose Statement:

- 1) Celebrate unique community identity
- 2) Strengthen cohesion and unity
- 3) Develop a warm, peaceful, and playful home to live, work and play

Information for the Master Plan was obtained over a 10-month period through Community Engagement with various neighborhood associations, Community Workshops, Pop-up Events and Resident and Business Surveys.

The Master Plan analysis included

- 1) Existing brand and identity
- 2) Primary Commercial Corridors (e.g. Southport Corridor)
- 3) Landmarks (e.g. St.Alphonsus Church, The Music Box)

- 4) Existing land pattern (single family, multi-family, commercial, etc.)
- 5) Pedestrian and bikeable neighborhoods
- 6) Public transit
- 7) Neighborhood events and programs

Master Plan Highlights:

- 1) Create distinct and unique "Sub-Neighborhoods" to allow the Chamber to customize strategies and approaches to that specific neighborhood. The Master Plan has identified 6 sub-neighborhoods:

\*Southport-many retailers and entertainment

\*Lincoln Art District- including Athenaeum and Belmont Theaters. This includes the SLN neighborhood.

\*Paulina-Brown line area

\*Roscoe Village

\*Bricktown-area west of Ashland between Belmont to Diversey, formerly factories

\*Riverview-along the Chicago River including big box retailers

- 2) Recommendations:

- a) Lincoln/Belmont/Ashland-

is the symbolic and geographic heart of the neighborhood. The Streetscape has been completed which has enhanced safety and infrastructure. As people pass through this intersection, they should be reminded of what Community they are in by branding strategies, wayfinding elements, signage, billboards and lighting.

The south wall overlooking the parking lot of The Central Savings Bank will be the site of a future branding art installation.

- b) Creating Places for People -

to meet, relax and safely pass through the Sub-Neighborhoods. Promotion of pedestrian and bike safety while calming traffic.

- c) Alley + Gallery = Allery

Combine the concept of art galleries and urban alleys to allowing equitable access to the artistic experience.

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- d) Connecting to the Chicago River  
There are already two major riverfront improvements. 1) the Riverview Bridge that connects Clark Park to Montrose Ave. and 2) the Lathrop redevelopment **that provides trails south past Diversey**. Connecting these two sections is a priority to create a more connected recreational trail network along the Chicago River.

- e) Events + Programming  
Encouraging cross-neighborhood movement to Events (e.g. Retro on Roscoe) on a regular basis  
Identify Event Categories and market appropriately  
Signature Events – for those inside and outside the neighborhood  
Neighborhood Events – smaller events for those who live nearby  
Community Programs – wide spread programming that span multiple Sub-Neighborhoods (e.g. Porchfest) and promotes cross-neighborhood movement.

#### Master Plan Results:

For Business Owners - to enhance the benefits of current business owners and attract additional businesses to open in Lakeview/Roscoe Village. Residents will spend more time in the commercial corridors and seek out local businesses.

For the Residents – to improve livability through increased public safety, connectivity, welcome open space and community events.

#### Executing the Master Plan:

Funding sources to achieve the Master Plan results:

- 1) From The Chamber including SSA 27 Funding (property taxes on businesses and residents within those business areas) and Friends of Lakeview individual and corporate donations, grants and other sources of funding

- 2) TIF Funding - City of Chicago fund to promote public and private investment across the City.
- 3) City/State/Federal Grants - application for grants that fit the programming on the Master Plan

See recent closings of LBA businesses in the Neighborhood News and Information section

## NEIGHBOR NEWS AND INFORMATION

### Closings:

On the Route Bicycles is closing both the 3144 N. Lincoln Ave. store and the Lincoln Square stores. Long-time owner plans to do some world-wide cycling while she can. It is possible that a new owner can be found according to the website.

Chase Bank at Lincoln/Southport/Wellington.  
After what was more than a year of remodeling, Chase Bank has decided to close this neighborhood branch in early November. At least the vacant spot will look nice due to the remodel.

### Leaf raking into Street:

RAKING LEAVES INTO the STREET is a VIOLATION of City Ordinance and can clog the sewer system. If you see any neighbors doing this, please inform them of this

*From Alderman Waguespack's Office*

### Lakeview Roscoe Village Chamber of Commerce (LRVCC)

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

**Community Tree Lighting** – Sunday, Nov. 9<sup>th</sup> from 6pm to 7:30pm just outside of St. Alphonsus. It will include holiday tunes and carolers, festive gift bags and surprise appearances from Elsa, Olaf and Santa. Attendees will be kept warm with complimentary hot chocolate, coffee and donuts.

**Southport Holiday Stroll & Cocktail Crawl** – Friday, Dec. 1<sup>st</sup> from 5pm to 9pm. It will include special deals from local businesses, carol singers,

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photos with Santa, holiday treats and other surprises.

**Community Menorah Lighting Ceremony** taking place Thursday, Dec. 7<sup>th</sup> from 5pm to 6:30pm at the intersection of Lincoln and Marshfield.

## **19<sup>th</sup> DISTRICT POLICE COUNCIL**

**– by Bill Haderlein (Council liaison)**

**Website = [www.19thdistrictcouncil.com](http://www.19thdistrictcouncil.com)**

Your District Council is:

Maurilio Garcia

Jenny Shaffer

Sam Schoenburg

Here is a short synopsis of the September 2023 meeting:

**September 30, 2023** – held at Wilson Abbey at 935 W. Wilson

Topic: Group Discussion on various pre-determined subjects.

After taking care of updates from previous meetings, the Council had the attendees (approximately 40) break-out into groups to discuss the following questions.

- 1) What makes you feel safe?
- 2) What types of public safety initiatives would you like to see in our community?
- 3) What is your reaction to the information the Council has presented in previous meetings? What suggestions do you have for the Council going forward?
- 4) What qualities do you want to see in the Commissioners on the Community Commission for Public Safety and Accountability (CCCPSA) ?

Go to the Council website to listen to the recording of comments to these questions.

Go to 19<sup>th</sup> District Police Council website for detailed information of the past monthly meetings and a schedule for future meetings.

Next meet is scheduled for November 28 @ 6:30PM location TBD.

## **COMMUNITY RELATIONS STRATEGY MEETING**

19<sup>th</sup> District CAPS Meetings:

1931 (Roscoe Village/Lincoln Park- Cornelia to Fullerton, Western to Ashland) - Tuesday, Nov. 28<sup>th</sup> 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, Dec. 5<sup>th</sup> at 6:30 pm at New Life Church at 1110 W. Lill

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) - Wednesday, Nov. 22<sup>th</sup> 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](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.com](mailto: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/>

## **Our 2023-2024 Advertisers!!!**

### **ADVERTISERS/SPONSORS for this year**

The Art of Pizza – two full pages  
Tax and Beyond  
Pearle Vision  
Tatas Tacos  
Central Savings  
Thomas Ward Insurance Group  
Joseph Semerling Law Offices  
S&G Restaurant  
Alderman Scott Waguespack 32nd Ward  
Will's Northwoods Inn  
Chicagoland Deck Cleaning & Sealing  
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/Roscoe Village Chamber of Commerce  
Joseph Semerling Law Offices  
Office Depot / Office Max  
Beasley Books  
Ellen K. Miller, broker for @properties

## **Restaurant Review**

Rica Arepa  
Venezuelan Restaurant, 2913 N. Lincoln, 312-730-0405

On a chilly rainy evening we decided to try the Venezuelan Arepa restaurant which is sort of new to the South Lakeview Neighborhood. Kharim Rincon, owner, opened 3 years ago at the beginning of CoVid and both of his restaurants are still in business. The first one opened in 2018 at 4253 W. Armitage and is still going strong, voted as best outdoor patio and positively reviewed by Linda Chu of the Chicago Tribune. The older of the two, in Hermosa Park neighborhood is BYOB.

Our visit to what most recently was Burke's Tap, which closed during CoVid, was purchased by Mr. Rincon along with the liquor license in 2020. So

adult beverages were ordered and did not disappoint. My silver tequila margarita was superb. Bill B. ordered an excellently mixed Dark & Stormy, just like the evening, comprised of rum, lime and ginger ale. They serve wine and beer by the glass. The menu is voluminous, offering, empanadas, arepas, parrella (steak dishes), Zubian street food of Yemen, and small sandwiches called pepitos. Traditional burgers, a kid's menu, separate vegan section and why stop there, if you come early enough you can order brunch and/or breakfast.

We started with an arepa sampler including three very freshly made arepas, three bowls filled with chopped steak, shredded chicken and black beans. Perfect amount to share as an appetizer. Sauces were presented to us in condiment-style squeeze bottles and tasted fresh and homemade, one spicier than the other. By the way, arepas are gluten free. Made with cornmeal, water and salt then fried or baked quickly.

The shared dinner of Pollo Ala Plancha was also enough for two with leftovers. A flattened chicken breast lightly fried, served with freshly made rice, black beans, and a bit of lettuce and tomato. The chicken was a bit overdone in my opinion. Patacones, also known as Tostones in Colombia, were offered as a special this evening. Next time I will order this fried green plantain usually served as a side dish with a dipping sauce. Along with dinner Bill B. imbibed in a Polar Beer from Caracas, VZ via a distributor in Florida. The very generous poured glass of Prosecco was refreshing with all that I ate.

Music was pleasantly at conversation level, service was efficient and informative. Hours are Monday-Sunday, 10 AM for breakfast or brunch, closing various hours; 5-9 pm, staying open the later hours on Friday and Saturday. We recommend Rica Arepa as a comfortable dining experience with homemade Venezuelan food, some gluten free, where you can bring the entire family and still have a cocktail or glass of wine with dinner. If they get enough business maybe they will upgrade their paper napkins.

Joni G. and Bill B.

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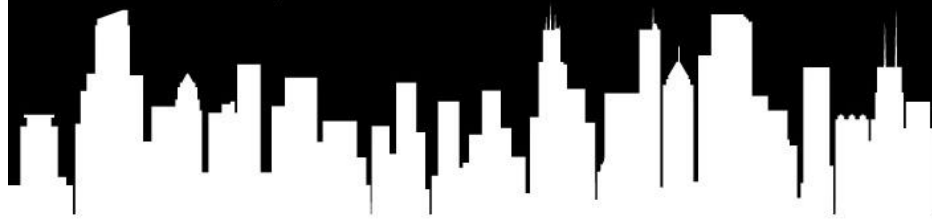
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# DAILY SPECIALS

## SERVED DAY & NIGHT • LUNCH & DINNER

### MONDAY

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

Cheese Tortellini Dinner 9.00

### SUNDAY

Full Slab BBQ Rib Dinner 17.95

Spaghetti & Meatball Dinner 8.50

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#### Locations

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2601 W. Division  
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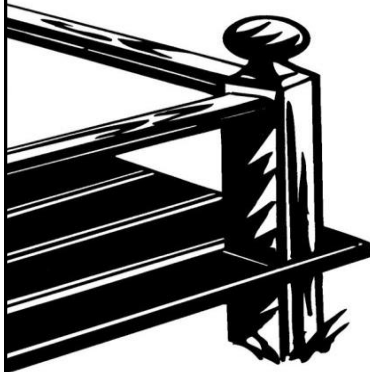
A Special Thanks to Our Neighbors  
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Celebrate With Us at Neighborhood  
Appreciation Day in August!

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



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# SCOTT WAGUESPACK

## 32ND WARD ALDERMAN ★ [WARD32.ORG](http://WARD32.ORG)

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

Visit **[ward32.org](http://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!

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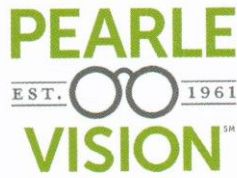
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