



# 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.)**

## DECEMBER 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

### PRESIDENT'S LETTER

Hello South Lakeview Neighbors,

I hope everyone had a pleasant Thanksgiving with lots of good food, friends and family. Don't forget to attend the SLVN holiday party on Dec. 12 at 6:30 at Wills Northwoods Inn. There will be good food, good drink and most importantly good company with friends and neighbors.

I thought that the November membership meeting was most productive. We heard presentations regarding three potential developments impacting South Lakeview. After hearing questions and comments expressing varied points of view, the membership voted with the majority viewpoint on two of the developments being sent to Alderman Waguespack. Skepticism on a proposed Thai

## HOLIDAY PARTY

**TUESDAY, DECEMBER 12, 2023**

**WILL'S NORTHWOODS INN  
(in the Big Heated White Tent)  
3030 N. Racine  
6:30 PM – 8:30 PM**

### Holiday Agenda:

- 1) Check in and Open Bar
- 2) Food - by Will's Northwoods Inn
- 3) Liquor & Gift Certificate Raffle  
and
- 4) Split the Pot Raffle - benefiting  
Nourishing Home Food Pantry

**All SLN MEMBERS along with family  
and friends are invited.**

**NEW MEMBERS wishing to join SLN  
are welcome.**

**RECRUIT Your Neighbor to Join**

**DUES can be PAID at the DOOR  
in CASH or CHECK - \$10**

*(Membership can be renewed on-line)*

**Bring some CASH for the RAFFLES**

**All ADVERTISERS are welcome.**

*Please take note of our new and repeat advertisers and try to patronize them.  
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therapy establishment turned to approval after a sincere presentation from the owner. Approval with some dissent favored a new luxury 3 condo development on Southport. And finally, a potential owner of the DIAG property listened to concerns based on the past "sports bar" experience. I must compliment my Co-President, Sam Samatas, for skillfully moderating the discussions and respectfully entertaining all opinions. This is what "democracy" is all about.

Last night I was on a Zoom call with 20 people, discussing the conflict in the Middle East and the resulting rise in hate crimes here in Chicago, as well as the rest of the country. There is clearly too much hate in the world. Combined with the current uptick in crime, we can sometimes feel overwhelmed. One way to overcome this feeling of despair is to strengthen our positive relationships with others. Call a friend or relative. Reach out to your neighbors. Get to know each other. Be there for one another if help is needed. Contact a neighbor if you see a gate left open or a package left unattended on a doorstep. While walking through our wonderful neighborhood, always try to say "hello" or "how are you doing?" It always makes one feel good sending the message as well as receiving it. Smiles also go a long way.

## **South Lakeview Neighbors 1521 W. Wellington Avenue**

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

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

Perhaps one of the best ways to express and feel one's own humanity is to give to those who are less fortunate. Here is a list of local Chicago charities that help those in need: Nourishing Hope, The Greater Chicago Food Depository, The ARK, Catholic Charities, The Heartland Alliance, The Night Ministry, Refugee One. Though not a charity, consider Chicago Public Media to offset some of the current flow of disinformation. (speaking of less fortunate, say a special prayer for our Chicago sports teams. They're in need)

Stay safe, stay healthy and have a happy holiday season.

Bob Blitstein

Co-President South Lakeview Neighbors

## **HOLIDAY PARTY- Tuesday 12/12/2023**

The Holiday Party is ON!

Will's Northwoods Inn - 3030 N. Racine  
Tuesday, December 12: 6:30PM to 8:30PM  
All food and drinks will be served in the Big White Heated Beer Garden Tent.  
Festive Holiday decorations.  
Open bar. FREE DRINKS !!!  
Food prepared on site by Will's Northwoods Inn.  
Gift Certificate Raffle from area restaurants and businesses.  
Liquor Raffle from bottles donated by the SLN Board.  
Split-the-Pot Raffle with proceeds benefitting the Nourishing Home Food Pantry.

SLN Members, family and neighborhood friends are invited.

Renew your Membership at the Door. - \$10 CASH.  
New Joining Members are welcome. - \$10 CASH  
All Advertisers are welcome - FREE

Please support the following restaurants that support SLN year after year:

The Art of Pizza  
S&G Restaurant  
The Golden Apple Grill & Breakfast House  
Will's Northwoods Inn  
Breakfast House

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## **GO FUND ME DONATION – CHICAGO FIREFIGHTER DREW PRICE**

The SLN Board approved a Go Fund Me donation for deceased Fire Fighter Drew Price. Drew was injured and later died fighting the Lincoln Park fire on the 2400 block of N. Lincoln. He was stationed at the Fire House on Halsted just south of Diversey. Donations can be made to his Go Fund Me page: Support Firefighter Drew Price's Family. <https://gofund.me/24899e65>.

## **AT the NOVEMBER 2023 MEETING**

### **State Senator Sara Feigenholtz - update**

Max Umansky, District Director for State Senator Sara Feigenholtz updated us on some State Senate happenings.

- 1) EV Charging Act
- 2) Nuclear Power Plants Act
- 3) Elected Chicago School Board
- 4) Invest in Kids Act – voted to discontinue.

Max announced that State Senator Sara received the Lifetime Environmental Achievement Award.

For detailed information go to:

Website: [senatorsara.com](http://senatorsara.com)

Email: [sara@senatorsara.com](mailto:sara@senatorsara.com)

### **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 Massage Services located in a B3-2 Community Shopping District. This site is located in the strip mall at the northeast corner of Ashland and Barry with L.A Tan occupying a space, next door to a Children's Day Care and on the way to school for many Burley Elementary School students.

Presenting for Fern Thai Massage & Spa LLC were the owners, Nick Lombardi and Passaya ("Fernny") Lombardi (born in Thailand) and their attorney Thomas Moore. Mr. Moore started the presentation by explaining that a Zoning Variance is required in a Business District for all "personal services" such as a barber or a hair or nail salon. Nick Lombardi presented for the Owners. Both of the Lombardi's

have advanced college degrees and both are licensed massage therapists. Fernny has 10 years of experience in massage therapy and the personal service industry, previously owned a Thai Spa in Thailand and the Lombardi's currently own and operate the Ozone Spa located at 2246 W. Chicago Ave.

Some pre-SLN meeting concerns were about that some store-front Spa services in the SLN area and nearby have been sited for prostitution or other illegal activities. Mr. Lombardi stressed to the membership that the Owners have a "no tolerance policy" and "any customer who solicits, suggests or insinuates that sexual activity of any kind should be included in the services provided" will immediately be asked to leave the premises and not return."

The Owners supplied a 16-page pamphlet to the SLN members with business information and pictures of their current operation on Chicago Ave. The Plans of Operation include private massage rooms, couples massage rooms, massage services including full body, foot, office syndrome, hot stone, sauna and body scrub. The massage therapists will all be independent contractors and massages can be made by appointment or walk-in. Rates start at \$60 for ½ hour. Hours are expected to be 10AM to 9PM daily. Mr. Lombardi described that Thai massage generally is lighter than a deep tissue massage and aims to relieve joint and muscle pain through a series of stretches using your entire body. Questions from the membership to clarify the operations were answered by Mr. Lombardi.

Sam Samatas, Chair of the SLN NDRC informed the meeting that the NDRC approved the proposal.

A hand-vote regarding the Special Use Permit was taken. The results were:

YES in favor – 37

NO opposed – 5

A letter was sent to the Alderman's office with findings of the SLN Meeting and vote.

Please note that the immediate area was flyered by SLN announcing the Special Use Permit request and the SLN meeting.

**2841 N. SOUTHPORT – application for Zoning Variance to demolish current building and build a 4-story, 3-unit Condominium Building.**

This property was the residence of departed long-time South Lakeview resident, Chicago historian and man-about town Victor Guistino. This property has a ground-level entrance with living units above. The Property is zoned B1-2 which requires commercial space on the ground level. This zoning is a remnant of Zoning done when many Southport buildings had offices or businesses on the ground level. The majority of 2800-2900 Southport is now residential-single family, condominium or rental.

The Developer is T.J Rubin, President of Fulton Grace Realty. He was the main presenter. He was represented by Attorney Thomas Moore. The Developer is proposing to demolish the current building and construct a 4-story, 3-unit Condominium Building. Floors 1 & basement will be duplex, 2<sup>nd</sup> floor simplex and Floors 3-4 duplex. The Developer proposal is for an all brick, high building materials exterior with the Units containing high-end appliances and luxury amenities. There will be a lot-line to lot-line 3-car garage. Garbage cans will be stored in the yard and Owners will have to roll out the garbage cans on garbage pick-up days. The garage will have a roof deck and the top floor will have a private roof deck for the top Unit. The height of the building will be approximately 45 feet at the measurable truss level and 50 feet at the top of the roof masonry. This is comparable to other Condo Projects on 2800 N. Southport. The duplex units have 4 bedrooms and the simplex unit has 3 bedrooms. These are large square footage units and the Developer anticipates that families with children will be the prospective buyers. The 1<sup>st</sup> floor duplex price range might be between \$1 to \$1.1 million, the 3<sup>rd</sup>-4<sup>th</sup> floor duplex between \$1.3 to \$1.5 million and the 2<sup>nd</sup> floor duplex to be between \$700,000-\$800,000.

The Developer requested a Zoning Variance to eliminate the Ground Floor Commercial requirement.

The meeting attendees voiced concern that the Owners will not keep their garbage cans inside as proposed and will line them up against neighbors buildings (as is often seen now). The Developer replied that the garbage storage issue will be written into the Condo Rules and Regulations. The next concern was “partying” noise from the roof decks. The Developer commented that the

projected Owners would be families and not Frat-boy, partying type Owners. There was concern about the lack of green space which will cause more rainwater run-off into the neighboring areas.

A nearby resident described the flooding of the streets that now occurs after big rains. The Developer could not comment as to this issue but noted that the Plans had the required amount of green space.

Sam Samatas, Chair of the SLN NDRC informed the meeting that the NDRC approved the proposal.

A hand-vote regarding the Zoning Variance was taken. The results were:

YES in favor – 33

NO opposed – 4

A letter was sent to the Alderman’s office with findings of the SLN Meeting and vote.

Please note that the immediate area was flyered by SLN announcing the Zoning Variance request and the SLN meeting.

**DIAG RESTAURANT and BAR at Southport & George St. – New Property Owner presentation**

The DIAG and 404 Wine Bar at Southport and George St. has been vacant since July 2019 and was for sale with an asking price of \$3,650,000 which includes 8 rental units and the coach house on George St.

On Thursday, November 16, 2023, Bobby White purchased the Property. He is an SLN resident and SLN member. He requested to appear before the SLN membership to create a dialog between himself and the neighborhood for the future operations of the Property. Mr. White described himself as being in the apartment business and saw this as an investment opportunity. He described the building as being in good shape on the inside. He does not intend to rehab the current apartments. He commented that the DIAG bar area is pretty well intact from the day they went out of business. He does plan to make improvements to the façade of the Building.

Mr. White said he has never been in the restaurant/bar business and that he does not have a set plan for the restaurant/bar area at this time. He noted that he has been in contact with some

area restaurant groups for ideas and advice. The floor was opened for questions and comments. The majority of the comments focused on the prior owners of the DIAG and 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, public urination, patron vandalism of neighboring buildings and alley dumpster issues. There was concern as to whether the New Operation will be more of bar than a restaurant.

Mr. White responded to the comments by assuming the operation might be 50/50 restaurant/bar and that he had no plan to have the operations affiliated with a University or pro team. Mr. White also noted that he did not buy an existing liquor license and will have to apply for one. He concluded by saying the behavior of the patrons is a direct result of having the right management in place.

Sam Samatas, chair of NDRC, invited Mr. White to return to a future SLN meeting to present a more formal plan when he is able to put one together.

Please note that the immediate area surrounding the DIAG was flyered by SLN for this issue.

## NEIGHBOR NEWS AND INFORMATION

### 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)

### Lakeview Holiday Passport

The Holiday Passport is back! Earn points at over 30 small businesses throughout West Lakeview while doing your holiday shopping to win amazing local prizes. Just download the Eventzee App, enter our event and start earning points by uploading receipts and completing fun tasks throughout the program. The Holiday Passport runs through December 19th. You can download the Eventzee App now and get ready to win!

## 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 October 2023 meeting:

**October 24, 2023** – held at Holy Trinity Lutheran Church at 1218 W. Addison St.

The Council updated the attendees on current crime incidents, migrant situation, CPD budget notes and Community Commission for Public Safety & Accountability (CCPSA) updates.

Meeting Topic #1: Public Safety tips, resources and best practices:

- Information on how to avoid and what to do in case of a robbery, carjacking, catalytic converter theft and other safety issues

Meeting Topic #2: Domestic Violence Awareness Month presentation:

CPD receives an average of 570 Domestic Violence call per day.

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

Next meet is scheduled for December 18 @ 6:30PM at Pilgrim Lutheran Church - 4300 N. Winchester. **SEE ATTACHED FLYER**

## COMMUNITY RELATIONS STRATEGY MEETING

19<sup>th</sup> District CAPS Meetings: 2024 meeting dates were not available when newsletter written. When it is finalized, it will be posted on the 19<sup>th</sup> district Facebook, Instagram, and Twitter (X). So please check the district's social media sites. Then it will be given to the alderman's office to distribute.

1931 (Roscoe Village/Lincoln Park- Cornelia to Fullerton, Western to Ashland) - at the Gantz Boys & Girls Club at 2915 N. Leavitt. 2024 dates yet to be determined.

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1932 (South Lakeview/Lincoln Park- Lincoln to Ashland, Belmont to Fullerton) – at New Life Church at 1110 W. Lill. 2024 meeting dates yet to be determined.

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) - at Ann Sather's at 909 W. Belmont  
2024 meeting dates yet to be determined.

## 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

### 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](mailto:info@slneighbors.org) with some information about yourself if you are interested.

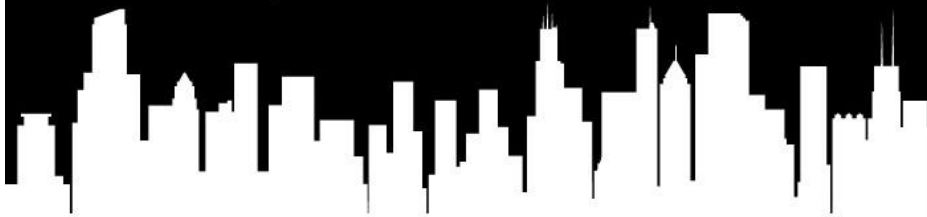
NOTE – you must be a SLN member for at least one year to qualify for a committee position.



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Take out and delivery only. Not  
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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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## Need a Loan?

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Contact: Bonnie Carney, Vice-President  
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#### Locations

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2601 W. Division  
(773) 342-2711



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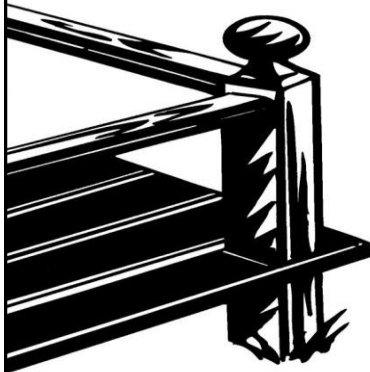
A Special Thanks to Our Neighbors  
For our Beer Garden!

Celebrate With Us at Neighborhood  
Appreciation Day in August!

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



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Chicago, IL 60657

[www.taxbeyond.com](http://www.taxbeyond.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!

### 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](http://ward32.org)



@ward32chicago



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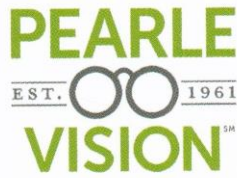


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Lakeview  
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(773) 741-1784

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4929 W. Irving Park  
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