



South Lakeview Neighbors

1505 West Oakdale 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.)**

SUMMER 2023

ADVERTISE YOUR BUSINESS for the 2023-2024 season.

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

LETTER from the BOARD –

To All of South Lakeview,

The May meeting concluded SLN's 2022-2023 season, as we take the Summer months off. It was a big year for SLN, as our modest neighborhood organization pulled off a Meet the Mayoral Candidate event in January 2023, prior to the onslaught of similar events over the City. Six of the nine candidates attended, including the run-off candidates Brandon Johnson and Paul Vallas. It is something to see the candidates up-close and personal as opposed to commercials on TV.. The winners of the last two Chicago Mayoral elections attended the SLN-sponsored Mayoral candidate event. I think we possibly may have seen a mayor of the future at the January meeting.

While the rest of the City was taking it easy during the Winter months, SLN planned another forum for the newly created elected position of Police District

MEETING INFORMATION

ANNUAL SUMMER PARTY

>> TUESDAY- JULY 11, 2023 <<

6:30 - 8:30PM

**WILL'S NORTHWOODS INN –
In the BEER GARDEN**

**For: SLN Members- current & past
Family and Friends
And
New Joining Members**

**FOOD and OPEN BAR
RAFFLES**

Free for those mentioned above

BRING A NEW MEMBER

Council. In this case, all six candidates running for the three positions attended. Those who attended that meeting got a preview of City politics going forward as the majority of candidates expounded a "Progressive-Socialistic" narrative as to how they intended to proceed if elected.

*Please take note of our new and repeat advertisers and try to patronize them.
Tell them you saw their ad in the South Lakeview Neighbors Newsletter.*

SLN will continue to keep our members connected to our elected officials from Alderman, to our State, County and U.S. officials either by in-person appearances or updates from their Office representatives.

SLN would like to greet two new members to our Board – Ryan Griffin and Kimberly Ross. If you are interested in coming on the Board, SLN is open to adding members during the 2023-2024 season. Mike Lisec – an architect, is stepping down from his role on the Neighborhood Development and Review Committee (NDRC) after more than two decades of invaluable advice and is being replaced by his son Alec Lisec, also an architect. The NDRC also announced a new addition, Annette Pruss, an attorney at law, who is highly qualified to analyze the zoning and business requests received from the Alderman's office.

The 19th District Police Council held its first public meeting on May 30 at Sulzer Library at 4400 N. Lincoln Ave. See our report on this meeting and take their survey found on the website www.19thPoliceDistrictCouncil.com.

See Ed Silverstein's article on "Getting the Most Out of Your WiFi" later in this newsletter. Ed is the owner of Lakeview Computer Specialists.

The Board hopes to see you at the super popular Summer Party on Tuesday July 11 at Will's Northwoods Inn. Until then, have a safe and happy late Spring and Summer.

Bill Haderlein

Board Member – Recording Secretary

South Lakeview Neighbors

AT THE MAY 2023 MEMBERSHIP MEETING

ELECTION of OFFICERS and DIRECTORS

The slate presented by the SLN Nominating Committed was unanimously approved by a voice vote.

Term:

Co-President: Bob Blitstein

Co-President: Sam Samatas

1st Vice President: OPEN (see Co-Presidents)

Recording Secretary: Bill Haderlein

Treasurer: Geoff Gass

Corresponding Secretary: Ed Silverstein

Directors: Fionn McManigal, Mike Harring, Ryan Griffin (NEW) and Kimberly Ross (NEW)

South Lakeview Neighbors 1505 West Oakdale 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

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

Painless Waxing Boutique at 3146 N. Lincoln – UP ZONING change request to add additional services

Painless Waxing Boutique has been in business on Lincoln Ave. for over 10 years. The business owner Marta Wozniak addressed the meeting. She gave a description of the current operations that include six private treatment rooms with the main service performed being hair removal and eyelash enhancement, but the business provides other services including threading, spray tan, facials, teeth whitening and body jewelry. Marta commented that with COVID 19, combined with the Lincoln Ave. construction, business over the last few years has been difficult. In addition, Marta noted that the competition in the immediate area has increased since she opened her business 10 years ago. Painless Waxing is looking to add the following services:

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Tell them you saw their ad in the South Lakeview Neighbors Newsletter.*

- 1) hair and nail services.
- 2) micro-blading eyebrows which is a semi-permanent cosmetic treatment where pigment is deposited into your eyebrows with a small blade formed of small needles. The process gives the effect of naturally growing eyebrows. Not considered a tattoo which is more permanent.
- 3) Massage services per order by customer.

Marta commented that she believed that the addition of these service might add about 5% onto her current sales and allow her to stay competitive in the current market.

THE ISSUE: the property is currently zoned B-1-3 (Business) which allows for the Painless Waxing's current services. The whole stretch of 3000 and 3100 Lincoln is zoned B-1 or B-3. To add the proposed services, the zoning would need to be UP-ZONED to C-1-1(Commercial). However, if the property is UP-ZONED to C-1-1, it would open the future possibilities for unwanted businesses such as - detention facilities, private clubs, tattooing shops, wagering and poultry slaughtering among many others.

Sam Samatas, Chair of the SLN NDRC, explained the nuances of the situation.

The Business Owner rents the space and does not control the zoning. The building is a Condo Association and owned by the Condo Association and the Condo Owners. Only the Property Owner can effect a Zoning Change. Sam described two possible solutions for the zoning issue. Solution #1- the UP-ZONING is attached to a "Restrictive Covenant" which will allow the ZONING CHANGE to affect the addition of "only the proposed services." Then the property will be rezoned back to the original B-1-3. The result is that only the current owner will be able to use the C-1-1 UP-ZONING. The Restrictive Covenant would be entered into with SLN, the Condo Association, the Condo Owners and the business owner. If the terms of the Restrictive Covenant are not met, the Condo Association and the Condo owners will pay a penalty to SLN. Sam made it clear that any movement on this zoning change and business service additions will not happen until all involved sign an attorney-prepared Restrictive Covenant.

Solution #2- the business owner pursues special-use permits where applicable depending on how many additional services she wants to offer.

Nevertheless, Marta had to appear before the SLN membership to see if the neighborhood supports her request for the addition of the proposed

services. Without the SLN approval, the proposal would not get through to the Alderman's office.

A vote regarding the "proposed services", contingent on obtaining the appropriate Restrictive Covenant or applying for Special-Use Permits, was taken. The results were:

YES in favor – 20

NO opposed – 0

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

Please note that the immediate area (mainly the businesses on that block of Lincoln Ave.) was flyered by SLN announcing the zoning change request and the SLN meeting.

UPDATE: the NDRC has forwarded a Restrictive Covenant to Marta Wozniak with a \$250,000 penalty for non-compliance.

1354 W. Diversey – request for zoning change to building residential only multi-unit building

The house on this lot has already been demolished. The property is located just east of the Currency Exchange at Southport and Diversey. The current zoning is B-3-2 which requires a commercial space on the first floor. The remainder of the north side of the 1300 block on Diversey is zoned RT-4 (big residential) and there is no commercial on that side of the street.

Presenting at the meeting were the Owner/ Developer-Halcyon Development Group, with the Owners/Brothers Chris and Paul DeLeeuw and their zoning attorney Sara Barnes from Sam Banks Real Estate Law. The Owner is requesting a down-zoning change to B2-2 which would allow a residential unit on the ground level. The presented Developer Plan has 3-Units and four floors with the 4th floor being partially set-back. The property is 26'x125 which is one foot wider than a standard City lot. The Units are a duplex unit for floor #1 and the basement, a single floor unit for floors #2 and a duplex unit for floor #3 and partial floor #4. The Units are large in order to accommodate families and people working from home. There is a small build-out on the roof to enclose the stairs to the roof deck. A lot-line to lot-line 3-car garage is proposed. The Owners design showed the garbage containers being kept in the yard. The future condo owners will

have to roll-out the garbage cans through the garage on garbage pick-up day. According to the Developers, that would be written into the Condo Rules. Therefore, the garbage cans would not be kept in the alley.

Ms. Barnes stated that the plan voted on at the SLN meeting are the "Only Plans" that can get the Building Permit. The NDRC endorsed the plans and noted that Halycon Development has been before the SLN membership in the past, most recently for the Condos built at 1514-16 W. Diversey.

A vote regarding the proposed Development was taken. The results were:

YES in favor – 23

NO opposed – 0

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

Please note that the immediate area was flyer'd by SLN announcing the zoning change request and the SLN meeting.

Olive Black Lounge – 3032 N. Lincoln – new business presentation

Wendy Prinn, owner with husband Dan, presented to the Meeting. Olive Black Lounge has been open since late February 2023. The owners also own and operate another Olive Black Lounge located in the far northwest town of Richmond, IL. Wendy and Dan discovered this vacant bar space while antiquing in the Lincoln Ave. area. Olive Black's drink menu offers four pages of upscale martinis and also wines and a full cocktail and "mock"tail menu. The kitchen offers sharable appetizers to complement their drink menu. Wendy noted that the Black Olive is a perfect place to relax and unwind with friends. Open weekdays from 4-12, Friday to 2AM, and Saturdays until 3AM and Sundays from Noon to 12. Bingo Tuesday and "give back for area schools" Thursdays.
www.oliveblacklounge.com.

State Senator Sara Feigenholtz - update

Since being elected as our State Senator, Senator Feigenholtz has been a fixture for SLN either appearing in-person, via ZOOM, by sending a representative from her office or updating us via emails. At the May meeting, Max Umansky, her District Director gave us a legislative update and bills Senator Sara is sponsoring.

EV Charging Act – this bill requires new residential construction to include basic infrastructure for EV charging stations inside the new construction.

School Anti-Bullying Bill: this bill will improve transparency, reporting and more timely notification of bullying incidents.

UBER and LYFT transportation: legislation is attempting to level the playing field for ride-sharing companies that do not have to abide to the same rules as taxi companies regarding vehicle inspections and liability.

19th District Police Council meeting on May 30 at Sulzer Library 4455 N. Lincoln – by Bill Haderlein

SLN members may recall that at our February 2023 meeting, we had a forum featuring the six candidates running for the three 19th District Police Council positions. On Tuesday May 30, the Council held its first public meeting. The three Council members are Maurilio Garcia, Jennifer Schaffer and Samuel Schoenburg.

I estimated the attendance was about 70 people, but that included politicians and representatives from various City and State political offices. Also in attendance were ABC and WGN news. The meeting was mainly an introduction of the mechanics of how the meetings will be held and how the Council will interact with other District Councils, the 19th District Police Department and various community groups. There was a section of the meeting that addressed "Neighborhood Crime" and the murder and shootings that occurred in the Lakeview/Broadway area over the Memorial Day weekend. The Council had no news to report, as the crimes are under investigation. Each meeting will have 20 minutes allocated for public comments. Six individuals spoke at the May 30 meeting.

There will be monthly public meetings. The next meeting is scheduled for June 27 at an unknown site. Future meetings may include speakers that will address crime-fighting solutions.

The council intends to take an "Action Step" at each meeting. The Action Step for this meeting is to get you and five of your friends to complete the Survey found on the Council website.

Website: 19thDistrictCouncil.com
Email general: 19thDistrictCouncil@gmail.com
Email council members:
Maurilio19DC@gmail.com
Jennyschaffer19DC@gmail.com
Samschoenburg19DC@gmail.com

TV Reporting Note: The meeting was pretty low-key; however, the TV stations reported on the 10PM and next morning news that the meeting was called due to the Memorial Day weekend shootings. That was not true. This was a planned meeting. The TV news showed either individuals or various elected officials being interviewed after the meeting about the weekend crime. No comments regarding the weekend crime were made during the meeting. In my opinion, the TV crews sensationalized what happened at this inaugural Council meeting.

Are You Getting the Most Out of your Home Wifi - by Ed Silverstein

Even though you have high speed internet at home, your wireless devices might not be taking advantage of all that speed. You can look at your latest internet bill to find out the speed for which you are paying. If your provider is Xfinity, there won't be a numerical speed, but there will be a name, such as *Fast* or *Superfast*. You can Google these names to find out the actual speed.

To determine the actual performance of your devices just open a browser to <https://www.speedtest.net> Wait a moment for the page to fully load, then click the word **GO** (in the circle) to run the test, and take note of your download speed.

One reason for getting a slow speed result is that your WiFi equipment doesn't support the latest speeds. Common WiFi speeds are known as WiFi4, WiFi5, and WiFi6. If your WiFi Router or

phone was built before 2014, it likely only supports WiFi4. If your WiFi Router or phone was built before 2020, it likely only supports WiFi5.

Your performance is going to be the slowest of the speed of your devices (phone, tablet, laptop), **and** the WiFi Router. If your phone supports WiFi6, but your WiFi Router supports WiFi4, they are only going to communicate at WiFi4 speeds. By today's standards, that is very slow. WiFi4 can be as slow as 72 Mbps. If you are paying for 500 Mbps, then your devices using only 15% of the available bandwidth.

Another common reason for slow WiFi is that you are using your devices too far away from your WiFi equipment so the WiFi signal is degraded.

We will discuss solutions to these problems at South Lakeview Neighbor's next monthly meeting, which is expected to be in **September**. I hope to see you there. In the meantime, if you have questions, you can email me at: Ed@LakeviewComputerSpecialists.com

Ed Silverstein, owner of Lakeview Computer Specialists, LLC
SLN Recording Secretary

NEIGHBOR NEWS AND INFORMATION

The Art of Pizza – 34 year anniversary

SLN congratulates The Art on its anniversary. The Art started in the current strip mall as just a tiny store front where you now order and pick-up your pizzas. In 2001, Art's won the Chicago Tribune's best stuffed pizza award, knocking off Chicago's big pizza restaurants. After the award, the customer lines were out the door. Art eventually acquired the strip mall and expanded the business and dining area, now known as The Art of Pizza Plaza. A true American success story. The Art has been SLN's top advertiser and donator to its Holiday and Summer Parties for many years.

Congratulations and thank you Art.

Lakeview Roscoe Village Chamber of Commerce (LRVCC)

1409 W. Addison
Chicago, IL 60613
Office: 773-472-7171 ext 105
www.lakeviewroscoevillage.org

PorchFest - Save the date of June 4th for PorchFest. It is organized by the Lakeview Roscoe Village Chamber of Commerce and features local musicians performing on front porches within our neighborhood boundaries throughout the afternoon! Sponsorships and Porchfest host sign-ups are now available. Register on Eventbrite to receive an event guide with the porch locations and showtimes.

Roscoe Village Farmers Market – Shop fresh produce, breads, pastries, cheeses, coffee, honey, nuts and so much more. Running from June 11th through October 8th, from 8am-12pm. located at 3149 N. Wolcott, Jahn Elementary School.

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.

Roscoe Village Burger Fest – Located at 2000 W. Roscoe from July 7th-9th. At least a handful of Chicago eateries will be partners in the tasty annual happening when Roscoe Village Burger Fest returns for its 16th mouth-watering year this July. Trust us when we say that they go to extraordinary lengths to impress burger aficionados.

When you add in two stages of rockin' music, arts & crafts and the action-packed "Kids Zone" area, sizzling hot is the only way to describe this wildly popular Windy City food and music street happening.

In addition, over the weekend, visitors even have the opportunity to vote for Chicago's Best Burger.

COMMUNITY RELATIONS STRATEGY MEETING

19th District CAPS Meetings:

1931 (Roscoe Village/Lincoln Park- Cornelia to Fullerton, Western to Ashland) - Tuesday, July 25th 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, June 6th at 6:30 pm at New Life Church at 1110 W. Lill

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) -Thursday, July 27th at 6:30pm at Ann Sather's at 909 W. Belmont

OTHER SLN 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 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 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 2022-2023 Advertisers!!!

NEW- Ellen K. Miller, broker for @properties
The Art of Pizza – two full pages
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
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
Office Depot
Waxman Candles
Fertile – Urban Gardens
Beasley Books

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.

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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

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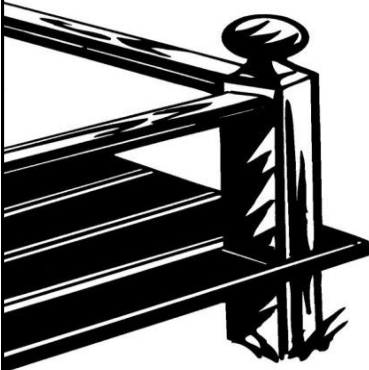
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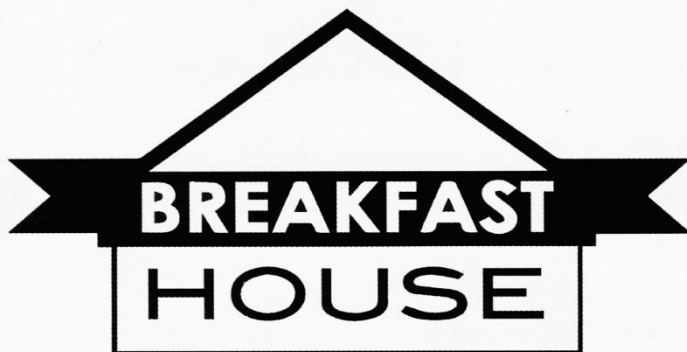
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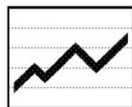


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Paul Garon
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SCOTT WAGUESPACK
32ND WARD ALDERMAN ★ WARD32.ORG

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

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

We look forward to working with you!

32ND WARD SERVICE OFFICE

2657 North Clybourn • Chicago, IL 60614

Tel: 773 248 1330 • info@ward32.org

Monday-Friday: 9am-6pm

ward32.org



@ward32chicago



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