



South Lakeview Neighbors

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 Center, 2936 N. Southport every

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

FEBRUARY 2024

RENEW YOUR 2023-2024 MEMBERSHIP NOW

1) on the website at 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

To All of South Lakeview,

A belated Happy New Year to all of South Lakeview. I hope everyone had a wonderful holiday and looks forward to all of 2024. Thank you to everyone who attended our Dec.12th holiday party, with good food, drink and friends. A special "thank you" to our host, Wills Northwoods Inn, for their generosity. Our raffle raised over \$300 for Nourishing Hope. As we enter a wintry February, consider donating to any charity that helps the hungry, homeless and migrants. Chicago winters are tough on everyone, especially the needy.

2024 is an election year. Be informed, be involved and VOTE. If you encounter someone with different views, be respectful. Until recently, Democrats and

MEETING INFORMATION

TUESDAY- FEBRUARY 13, 2024

7:00PM SHARP

Doors open at 6:30PM

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

Agenda:

1) State Rep. Ann Williams – legislative update

2) 3036 N. Lincoln – Transit Oriented Development (TOD) rehab presentation

**3) Happy 100th Birthday for SLN member – Rudy Karall
COME EARLY FOR SOME CAKE !!**

Republicans saw each other as competitors, not enemies. Different viewpoints and policies were respected and members of one side didn't think the other was trying to destroy the nation. Let's return to that level of mutual respect and the knowledge that we all share a common goal of improving our

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nation. Again, be active and vote. It is unacceptable to say "my vote doesn't count." It does!

Be well-informed. Listen carefully to the candidates and know their platforms. Read the newspapers, watch TV and follow the media. Always be familiar with the source of the information you encounter. "Fake news" is usually the response of someone not hearing what they want to hear. A free press is essential to the operation of a democracy. It is engrained in the First Amendment to our Constitution. The press keeps our leaders in check. A new threat to the truth is AI. It is incumbent upon us to be especially careful in observing, listening and reading news stories on the internet.

As I ask everyone to be watchful, let's shift gears to our city streets. The extreme cold followed by a warm-up leads to one of Chicago's favorite natural wonders...potholes. As you are driving, be especially watchful. Hitting one of these at speed can be quite damaging and quite expensive to repair. If you see a huge pothole, call 311 or the ward office.

Finally, continue to patronize the businesses in South lakeview and go out of your way to do

something nice for a neighbor. Just a smile or a "hello" can have an amazing effect on others.

Stay safe
Stay Healthy
Bob Blitstein
Co-President South Lakeview Neighbors

MIKE LISEC –SLN/NDRC Member- Rest in Peace 12/23/2023

South Lakeview Neighbors regrettably informs the SLN membership of the passing of Mike Lisec, 85. Mike was a long-time SLN member and served 20+ years on SLN's Neighborhood Development & Review Committee (NDRC). Mike was an accomplished architect and treasured member of the NDRC giving our Organization incredible professional insight to the many Development and Zoning change requests over the last two decades.

FEBRUARY 2024 MEMBERSHIP MEETING – PREVIEW

State Rep. Ann Williams – legislative update

State Rep. Williams is currently serving her 7th term as State Representative of the 11th District. Ann currently chairs the Energy and Environment Committee and serves as Vice-Chair of the Judiciary-Civil Committee. Ann is a leader on issues related to the environment and was the chief House sponsor of the Clean Energy Jobs Act.

3036 N. Lincoln – proposal for Transit Oriented Development (TOD), 16 rental units with 3 parking spaces. Zoning upgrade request.

On Saturday, January 27, the Developers and their Architect gave members of the SLN's NDRC and Board a tour of the Property.

PROPERTY/BUILDING FACTS: This is a 4-story, commercial building that most recently had the Wrightwood Furniture Co. as the ground floor tenant. The Property is lot-line to lot-line with 50ft. on Lincoln Ave and 125ft. deep. The Property and almost all of the 3000 block of Lincoln is zoned B1-2. The current zoning allows for commercial on the ground floor and basement and a total of 6

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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residential units on floors 2-3-4 (i.e. two 3,000 sq.ft units per floor). It was built in 1917 and recently sold on August 11, 2023 for \$1,850,000. The Property is totally vacant. All four floors are unfinished open floors with no walls. Though the exterior of building is brick, all the interior support posts are made of wood. In general, the interior of the Property is in total disrepair.

REDEVELOPMENT ISSUE: The issue is that this is an older non-conforming, over-sized, box-like Building with the current zoning allowing for only the 6 dwelling units total over floors 2-4. All parties (Developer and NDRC) find that this layout is not realistic from a market and financial viewpoint. The challenge in repurposing this Building is to get to a feasible plan with more but smaller units and having some off-street parking.

DEVELOPER PROPOSAL #1: The Developer has the Property under contract contingent on receiving a zoning upgrade to B3-3, in order to achieve their Development goals. The Developer intends to redevelop this Property under the City of Chicago's Transit Oriented Development ("TOD") Expansion Ordinance.

The Developer's Proposal #1 was for commercial space on the 1st floor and basement and for 24 rental units of various sizes (mostly Studios and 1 bedrooms with a few 2-3 bedroom units) on floors 2-3-4. No parking spaces for tenants. This proposal was rejected by SLN's NDRC.

DEVELOPER PROPOSAL #2: To be presented at the SLN meeting. Proposal #2 is for commercial on 1st floor and basement. Floors 2-4 will have 16 rental units consisting of 3-studio, 5-1 bedroom, 3-2 bedroom and 5-3 bedroom units. The Developer will carve out 3 tenant parking spaces from the back of the Property at the ground level. The Developer is requesting the zoning upgrade to better market the ground level for commercial use, as an example, a restaurant.

The Developer intends to own and operate the Property after the redevelopment.

NEIGHBORHOOD ISSUE - More TOD Developments are coming: What raises the level of importance with whatever any Developer's final plan for 3036 N Lincoln is that there are two more additional TOD proposals of similar properties in the SLN neighborhood pipeline in very close

proximity that are seeking the same zoning changes and parking relief. These 3 current proposals (including the 3036 Lincoln project) total 71 apartments with a total of 10 off-street parking spaces.

This will be a voting issue. The immediate area will be flyered for this issue.

ADDITIONAL INFORMATION:

Transit Oriented Development (TOD) information:
Within the SLN boundaries, Ashland Ave. and Lincoln Ave are in TOD designated areas pursuant to the Expansion Ordinance. Under that Ordinance, the City of Chicago expanded the TOD policy to include eight high ridership, high frequency CTA bus corridors to encourage sustainable TOD development near transit and connect communities. Ashland Ave. from Irving Park Road to 95th Street is one of the CTA bus corridors.

TOD Parking requirements:

Under the TOD Ordinance, eligible developments can reduce the required 1:1 parking requirement by 50%, with a 100% parking reduction (zero off-street parking spaces) possible through a Special Use permit from the Zoning Board of Appeals.

Happy 100th Birthday – Rudy Karall

When I joined SLN in 1986, Rudy Karall was a regular attendee. Even then, 37 years ago, he was considered one of the "old-timers." Until recent years, Rudy continued to attend the monthly meetings giving his comments on various issues. Rudy is a WWII veteran and when he was in his 90's and still attending the SLN meetings, he often led the membership in reciting the Pledge of Allegiance before the meeting. Rudy will attend the February meeting (escorted by his sons) to celebrate his 100th birthday (Valentine's Day February 14 is his actual birthday. He is named after Rudolph Valentino).

Come early to the February meeting to have some birthday cake and celebrate #100 with Rudy.

*Sincerely,
Bill Haderlein
Newsletter Editor*

AT the DECEMBER 2023 HOLIDAY PARTY

Thanks to all that attended this year's Holiday Party. The big white tent was nice and warm this year, though many attendees layered-up based on last year's 2-tent freeze fest (it still was fun). Lots of old faces in attendance and a good number of new members joined as a result of the Block Captain flyering. The staff at Will's NorthWoods Inn prepared the usual great spread featuring Northwoods Wisconsin favorites of bratwurst, cheese curds and a hearty spread of other bar food favorites. The bartenders served up the drinks at the woodsy outside beer garden bar. Attendees were buying raffle tickets like never before and The Split-the-Pot Raffle was over \$300.

The \$300+ proceeds from the Split-the-Pot raffle were donated to Nourishing Hope Food Pantry (formerly The Lakeview Pantry).

Thanks to the following businesses for their donations to the Holiday Party raffle

The Art of Pizza – 5 gift cards (THANK YOU ART!)
S&G Restaurant
Golden Apple Grill & Breakfast House
The Breakfast House
Que Rico Mexican Restaurant
Side Street Saloon
Heritage Bikes & Coffee
Lakeview Computer Specialists, Inc.
TatasTacos

And many thanks to the SLN Board for their donations of various liquor bottles.

The Annual Report on the SLN Holiday Party liquor consumption:

Always interesting to me what drinks are consumed at the SLN events. Previous years have been dominated by an increase in higher-end mixed drinks and craft beers. Who knows if the open bar affects the choice consumed?

This year was a 3-way battle with Half Acre Craft Beers coming out on top with 24 beers ordered. Mostly by table #4. You know who you are! 2nd place was a strong showing by Guinness Draft-17, as classic beers are making a comeback. In 3rd place were glasses of Cabernet Sauvignon-15.

I had a good time hanging out at my corner spot at the bar and chit-chatting with everyone there. Have a Happy and Healthy 2024. *Submitted by Bill Haderlein*

NEIGHBOR NEWS AND INFORMATION

Openings:

AYALA BOXING ACADEMY 3144 N. Lincoln Ave.
Jose Ayala has brought his experience of almost 20 years as a boxer and over 20 years as a trainer to the neighborhood with his Boxing Academy. Jose offers "non-contact" boxing lessons focusing on boxing fundamentals and overall conditioning. Lessons can be group or private and are for male and female participants, of course. See the website for a description of classes and rates.

www.ayalaboxing.com

email = ayalaboxingacademy@gmail.com

PLAY IT AGAIN SPORTS – 3119 N. Lincoln Ave.
This business has relocated from the 3900 block of Ashland to the South Lakeview neighborhood. This space is bigger than it looks as the main entrance is on Lincoln, but store goes back to Greenvew. The store buys, sells and trades used and new sports equipment and fitness gear. The store also has a full-service bike shop and sells new and used bikes. Open 7 days a week.

www.playitagainsports.com

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19th DISTRICT POLICE COUNCIL

– by Bill Haderlein (Council liaison)

Website = www.19thdistrictcouncil.com

Your District Council is:

Maurilio Garcia

Jenny Shaffer

Sam Schoenburg

The 19th District Police Council continues to have the required monthly meetings. The meetings are very informative, well run and held in a variety of 19th District locations. I suggest you attend if you can.

Next meet is scheduled for February 28 @ 6:30PM at the Uptown Church – 4612 N. Clifton.

TOPIC – Independent Monitoring Team

Go to 19th District Police Council website for detailed information of the past monthly meetings or to view a recording of previous meetings and see a schedule for future meetings.

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COMMUNITY RELATIONS STRATEGY MEETING

19th District CAPS Meetings:

1931 (Roscoe Village/Lincoln Park- Cornelia to Fullerton, Western to Ashland) - Tuesday, March 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, April 2nd at 6:30 pm at New Life Church at 1110 W. Lill

1933 (South Lakeview- Racine to Lincoln, Belmont to Diversey) - Wednesday, March 12th at 6:30pm at Illinois Masonic, 836 W, Wellington

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/>

Our 2023-2024 Advertisers!!!

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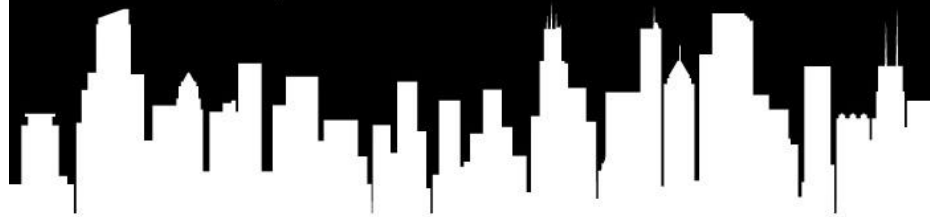
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Thomas Ward Insurance Group
Joseph Semerling Law Offices
S&G Restaurant
Alderman Scott Waguespack 32nd Ward
Will's Northwoods Inn
Chicagoland Deck Cleaning & Sealing
Breakfast House
Golden Apple Grill & Breakfast House
John Haderlein & Son Real Estate - Real Estate Sales and Management
Lakeview Computer Specialists LLC - Ed Silverstein owner
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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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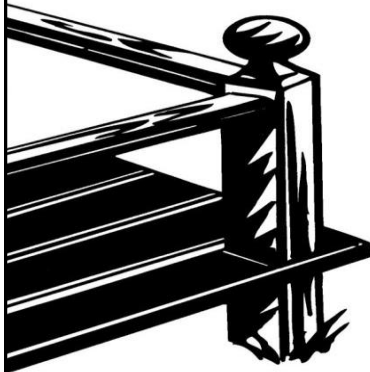
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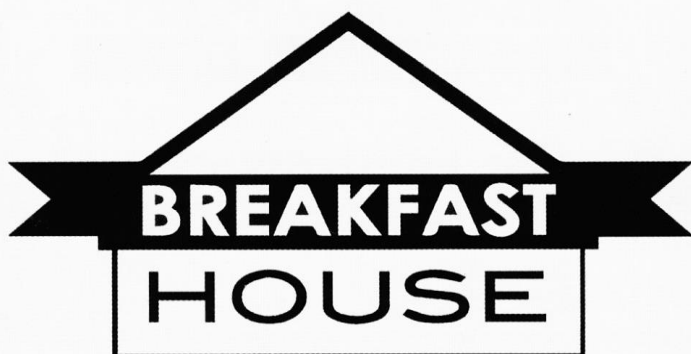
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We look forward to working with you!

32ND WARD SERVICE OFFICE

2657 North Clybourn • Chicago, IL 60614
Tel: 773 248 1330 • info@ward32.org
Monday-Friday: 9am-6pm

ward32.org



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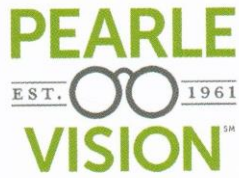


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