

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.)**

MARCH 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,

Spring is right around the corner. I must say that we have had the most unusual weather this winter, certainly warmer than usual with less snow and crazy fluctuations. This last week of February, we're watching 70 one day and the mid-30's the next. Something different is happening to our climate and resulting weather.

A lot of changes are coming to the Chicago Public Schools. A new funding formula will hopefully provide more equity and more resources for schools. Public schools within South Lakeview also depend on parent fund raising efforts. Burley, Tubman and Jahn, as well as St. Alphonsus, rely heavily on parent financial support. Contact your

MEETING INFORMATION

TUESDAY- MARCH 12, 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) Chicago Police Dept - CAPS
representative to attend**

**2) Mayor's Office of Community
Engagement**

**3) Cook County States Attorney
election – Democratic candidates**

local school if you want to donate and help some neighborhood children. The public schools will hold their LSC (Local School Council) elections on April 10 (Apr. 11 for high schools). If you live within the attendance area of a school, you can vote. The LSC selects the school's principal and approves the

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yearly budget for each school. In addition, this year the Chicago Board of Education will transition to an elected board, instead of mayoral appointment. This year 10 members will be appointed by the mayor and 10 elected. Eventually, all members will be elected. Even if you are not a parent of school-aged children, the success of our schools correlates directly to the success of Chicago.

My favorite State Representative, Ann Williams, presented at our Feb. membership meeting. She addressed state efforts on tech safety, budget issues related to the end of federal funding and how Illinois might address the influx of migrants. And, Ann has led the effort to design an election map for the Chicago Board of Education elections, a daunting task considering fair representation for the diverse constituencies in Chicago.

I feel in South Lakeview, we are blessed to be served by politicians who are responsive to our requests and needs. This doesn't mean that all of our issues are addressed the way we'd like, but the efforts and the results are often there. A shout-out to Alderman Scott Waguespack, St. Rep. Ann Williams, St. Sen. Sara Feigenholz, Cook County Commissioner Bridget Degnan, and U.S. Rep. Mike Quigley. And yes, they are busy, but be persistent and they'll answer your call.

Lastly, an involved zoning issue for a development on Lincoln Ave. was presented and approved. New TOD (transit-oriented development) rules and a state proposal to prohibit neighborhoods and towns from limiting new developments to single-family homes are all aimed at increasing the number of housing units and increased density. Though many do not want increased density in South Lakeview, we must be aware that this will happen, especially with the demand for housing so great. And remember those who are homeless and live in sub-standard housing, and reflect on how fortunate most of us in South Lakeview are.

By the way, last weekend my wife and I were driving through near north, downtown, west loop and the near southside. We couldn't help but notice all of the new buildings going up. So the next time you read about how people are leaving the city in droves, there are a lot of developers that think Chicago has a vibrant future. So do I!

Stay safe

Stay healthy

Bob Blitstein

Co-President SLVN

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

SLN Officers and Directors for 2024-2025

SLN's Nominating Committee will be meeting in April 2024 to come up with a slate for the next season. If you are interested in joining the Board of a Not-for-Profit Organization that:

- 1) has been in existence since the 1960's;
- 2) is involved directly with the Alderman on all zoning change requests and development proposals;
- 3) holds regular membership meetings with our elected officials;
- 4) holds candidate forums, most recently the January 2023 Mayoral Candidate Forum attended by six candidates including now Mayor Brandon Johnson and the February 2023 New Police District Council Candidate Forum attended by all six candidates;
- 5) features and promotes new businesses and

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6) has raised funds for local charities and playlots

send us some background information about yourself to our email at:

SLN email address = info@slneighbors.org.

Please note that you must be a member in good standing for one year in order to serve on the Board.

MARCH 2024 MEMBERSHIP MEETING – PREVIEW

Chicago Police Department – CAPS Sgt. Angelo

CAPS (Chicago Alternative Policing Strategy) representative Sgt. Angelo will present 19th District and SLN area crime statistics, discuss policing strategy and take questions from the Membership. Sgt. Angelo is making a special visit to the SLN meeting upon his normal CAPS meetings and duties.

Mayor's Office of Community Engagement

1st Deputy Sara Mathers of the Mayor's Office of Community Engagement will make a first-time presentation to the SLN membership. This Office is the first line of communication between neighborhood groups, communities and citizens and the Mayor's Office. Get Ready.

Cook County States Attorney – Democratic Primary Candidate drop-ins

SLN has invited candidates for this contested Primary Election to drop-in to state their platform. As the candidates' election schedules are always in flux, we may not know which candidate will attend until the day of the Meeting.

AT the FEBRUARY 2024 MEETING

Happy 100th Birthday – Rudy Karall

SLN members, family and friends celebrated the 100th birthday of long-time SLN member and

Lakeview resident Rudy Karall. The bar was open and SLN supplied a birthday cake. The SLN meeting started with Rudy, a WWII veteran, doing a little dance then leading the membership in the Pledge of Allegiance followed by a rousing rendition of Happy Birthday to Rudy. Rudy thanked the membership and gave us his recipe for a long, healthy and happy life. They are the 4F's – Faith, Family, Friends and Food. Remember that.

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.

Ms. Williams started her presentation noting that since being elected, she has been interacting with some of same SLN members she met when she was first elected.

PUBLIC SAFETY- she noted that while the State is not directly involved in the day-to-day operations on law enforcement, the State has been directing funds for new technology, such as license plate readers on Lake Shore Drive to help solve various crimes.

NEW SPEAKER of the HOUSE - with Mike Madigan no longer controlling the Floor operations with an iron hand (1983-2020), she noted that the new Speaker of the House Chris Welch's process to promote legislation is by assigning "working groups" to address the issues.

ELECTED SCHOOL BOARDS - Ms. Williams is on the Elected School Board group. They are in charge of implementing the transition of the State of Illinois appointed School Boards to elected Boards. She described that the Board will start out with ½ elected members and ½ appointed members. Then by the following election, 100% of the Board will be elected. She said the Districts and Maps are still being worked on.

OPEN MEETINGS ACT - due to provisions of quorum rules (e.g. 5-member committee has a 3-member quorum) stating that people (voters) have a right to be informed if a quorum of a committee meets, the newly created Chicago Police District

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Councils consisting of 3 members have had logistic issues in meetings as 2 members would be a quorum and require a public meeting. So, if two Police District Council members met with a Police Commander, that would be public meeting that would have to be advertised. Ms. Williams is on a committee to adjust this provision to allow the District Council members some relief of this onerous provision on a smaller committee.

BUDGET – \$53 billion budget with a \$900 million shortfall was just announced by the Governor. State Rep. Williams declared that the State is currently flush with Federal Funds. However, she noted that is coming to an end and there will be critical budget issues that will need to be addressed in the coming years.

PUBLIC TRANSPORTATION - still a big State Budget priority.

MIGRANT ISSUES: Ms. Williams stated that traditionally, the Federal or State governments were not in business of supporting migrants. However, the unprecedented wave of migrants starting in late 2022, put pressure on the government to provide humanitarian aid. The hope is to get the migrants up and running and then they will get jobs, housing etc. and be able to fend for themselves. But she admitted that she does not see how this situation is going to end in the near future.

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

3036 N. Lincoln – proposal for Transit Oriented Development (TOD), 16 rental units with 7 parking spaces. Zoning upgrade request.

THE DEVELOPER: Envoi Partners is the Developer. Per their website, Envoi is defined as “a short final stanza of a ballad serving as a summary or dedication.” The partners are Nate Ernst, who was the presenter at the meeting and Cory Faulkner. They were also represented by their attorney.

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 residential units on floors 2-3-4 (i.e. two 3,000 sq.ft units per floor). It was built in 1917. 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: This is an older non-conforming, over-sized, box-like Building with the current zoning allowing for only the 6 dwelling units total. All parties (Developer and SLN's NDRC) find that this layout is not realistic from a market and financial viewpoint. The goal is to repurpose this Building with more but smaller units and having some off-street parking.

PREVIOUS DEVELOPER PROPOSALS: The Developer has the Property under contract contingent on receiving a zoning upgrade to B3-3, in order to achieve their Development goals of more Units and to better market the commercial space, for example a restaurant that serves liquor. The Developer intends to redevelop this Property under the City of Chicago's Transit Oriented Development (“TOD”) Expansion Ordinance.

Developer Proposal #1 - commercial space on the 1st floor and basement and 22 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 - commercial on 1st floor and basement. Floors 2-4 will have 16 rental units consisting of a variety of studio and 1-2-3 bedrooms Three tenant parking spaces in the back of the Property. This proposal was also rejected by SLN's NDRC.

Developer Proposal #3 (as presented at the SLN meeting by Nate Ernst) - commercial on 1st floor. Floors 2-3-4 will have 16 rental units. Floors 2-3 will have 4 1-bedroom and 2 2-bedroom units. Floor 4

will have 2 2-bedroom units and 2 3-bedroom units. Parking - a ramp will be built to the basement for 6 parking spaces and 1 handicap space will be located at the back at ground level. 17 bike parking spaces will be located in the basement. Recessed dumpsters will not be in the alley. Due to the size of the Development, 3 units (15%) will be marketed as Affordable Units with lower rents. The Development will be fully-sprinklered up to the highest fire code. Estimated rents would be \$2,000 for 1 bedrooms, \$3,000 for 2 bedrooms and \$4,000 for 3 bedrooms.

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

Mr. Ernst for Envoi Partners stated that they are in the business of taking older buildings and repurposing them as rental properties. They work and live in the area. One of their recent projects is at 3546 N. Southport. They feel the finalized Lincoln Ave. streetscape with its new wide sidewalks is ready for "right-sized" retail or a higher-end restaurant. They were attracted to the unfinished interior of the Property which will allow them to develop a variety of unit sizes. They were impressed with the massive front windows and the view out onto Lincoln Ave. Nate indicated that the Proposal has been a product of working with the SLN. neighborhood group. He also indicated that though they increased the off-street parking in Proposal #3 as suggested by SLN's NDRC, he felt that the TOD Development will not use all the available parking spaces (residents will not have cars).

There was concern from some nearby residents about all the Amazon, UPS and Fed-Ex and Uber deliveries to the potential retail or a restaurant. The Developer basically said there is enough space in front and back of the building, but they may look into having a loading area in front.

Sam Samatas, chair of the NDRC, presented to the membership. The NDRC felt that with the 7 parking spaces, this TOD Development is within the 0% to 50% parking requirements. He was concerned with allowing the upgrade to dash 3 (B3-3) zoning as setting a precedent for future Developers. He proposed an upzoning until the retail/restaurant tenant is obtained, then the Property would be rezoned back to B1-2. The Developer agreed to that provision.

A paper ballot vote on the Development as proposed was taken. The results were:
YES in favor – 28
NO opposed – 2

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

Please note that the immediate area of 3000 Lincoln Ave., 1400-1500 Barry, 1400-1500 Wellington and 3000 Southport was flyered by SLN announcing the Development Proposal and the SLN meeting.

TRANSIT ORIENTED DEVELOPMENT (TOD):

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 Valentines Day

The meeting was concluded with what has become a regular February tradition, as the monthly meeting always falls around Valentine's Day. Sam Samatas raffled off a bouquet of roses and a box of chocolates to two women in attendance. Appropriately, the wives of two Board members, Lois Harring and Brett Gass were the winners. That's Chicago. Vote early and often.

NEIGHBOR NEWS AND INFORMATION

Lakeview Roscoe Village Chamber of Commerce (LRVCC)

1409 W. Addison
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Office: 773-472-7171 ext. 105

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www.lakeviewroscoevillage.org

Local on Lincoln - Artisan Market

We will be hosting an indoor pop-up market in a retail space at 3169 N. Lincoln Ave. on the following Saturdays – March 9, 16, 23 and 30. A variety of local vendors will be selling unique products from home goods, handmade jewelry, skincare products and even pet accessories. There will be something for everyone here and we can't wait for you to pop into our pop up.

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, end by 8PM and held in a variety of 19th District locations. I suggest you attend if you can.

Next meet is scheduled for March 20 @ 6:30PM at the Sulzer Library – 4455 N. Lincoln Ave.

TOPIC – to be announced.

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.

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/>

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Our 2023-2024 Advertisers!!!

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Thomas Ward Insurance Group
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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
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SERVED DAY & NIGHT • LUNCH & DINNER

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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

Full Slab BBQ Rib Dinner 17.95

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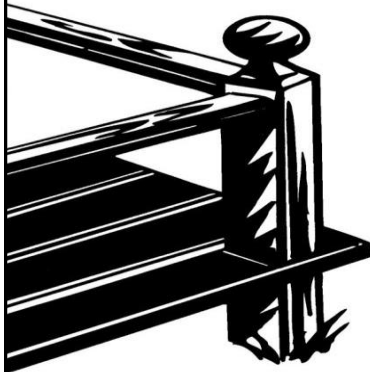
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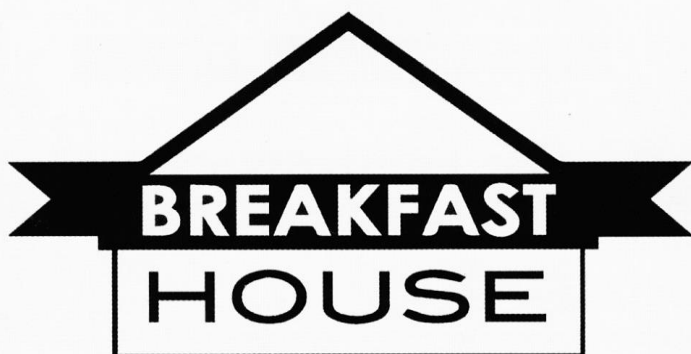
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We look forward to working with you!

32ND WARD SERVICE OFFICE

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Tel: 773 248 1330 • info@ward32.org
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ward32.org



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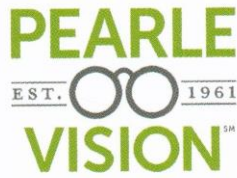


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