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

NOVEMBER, 2026

RENEW YOUR 2026-27 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.

SAVE THE DATE

The SLN annual winter party will be on Tuesday, December 8th at Will's Northwoods Inn on Racine. Doors open at 6 pm. The split-the-pot raffle will benefit Friends of Burley. More information is coming soon.

MEETING INFORMATION
TUESDAY- NOVEMBER 10, 2026
7:00PM SHARP
Doors open at 6:30PM
At the
ATHENAEUM CENTER
for Thought & Culture
2936 N. Southport

Agenda:
1) 32nd Ward Alderman Candidate Review – the 4 candidates have been invited to speak and answer audience questions.
2) State Representative Ann Williams

PRESIDENT'S LETTER

Hi South Lakeview Neighbors,

It is most definitely fall. Falling leaves, falling temperatures and shortened hours of daylight are here. Daylight savings ends on Nov. 1. We gain an hour of sleep but lose an hour of daylight. It makes the afternoon rush hour a little more dangerous. Stay alert, whether driving or walking. Speaking of falling leaves, try not to sweep leaves or yard waste into the street. This extra waste makes it harder for street sweepers to do their job. Bag yard waste and put it in your garbage.

Please vote by Nov. 3rd. These state and federal elections are very important. Our future depends on it! Also, for the first time, Chicagoans are voting for a completely elected Board of Education and Board President, as opposed to a mayor-appointed Board. And don't forget that the city of Chicago elections take place on Feb.27. The mayor and all 50 aldermen are up for election.

The Foundry Park development has broken ground on the former Finkl Steel sight. 3700 housing units, along with several hundred affordable housing units, with parks and other amenities are proposed. This project, approved by Alderman Waguespack, along with Alderman Hopkins of the 2nd Ward, can only improve the neighborhoods bordering this area. Also look for details of the new city budget. Hopefully, it will be a responsible budget that doesn't incur more debt than we already have.

Southport Bettys continues to be an issue on Friday and Saturday evenings. Excessive noise from drunken patrons, traffic congestion on George and Southport, crowds lingering and

blocking the sidewalk and overflowing garbage continue to negatively impact the quality of life on the neighboring streets. Meetings with the Department of Business and Consumer Affairs continue. There have been some improvements, but many questions remain unanswered. Please remember that Southport Bettys came to South Lakeview Neighbors promising to be a restaurant that served alcohol, not a bar that served food.

The presentation by Capt. Jason Clark and Sgt. Jessica Rocco of the 19th Police District had some important takeaways. Do not hesitate to call 911 if there is a disturbance or something suspicious that needs police attention. Their manpower is down, so a letter to the Alderman suggesting the city place civilians in desk positions could free up more officers for the street. We are fortunate to live in one of the safest police districts in Chicago, but we must be ever watchful.

Hope you had a Happy Halloween and will have a very Happy Thanksgiving. Our holiday party will be at Wills Northwoods on Tuesday, Dec.8th from 6pm to 8pm. Good food, drink, company and a fun raffle. Be there! Stay well and stay safe.

Bob Blitstein

Co-President South Lakeview Neighbors

South Lakeview Neighbors
1521 W. Wellington Avenue

www.slneighbors.org

email = info@slneighbors.org

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Co-President:	Sam Samatas
Co-Recording Secretaries:	Carla Martinucci, Tim Calkins
Treasurer:	Geoff Gass
Corresponding Secretary:	Ed Silverstein

Directors:

Fionn McManigal	Kimberly Ross
Mike Harring	Nicholas Apostal

Newsletter Articles	info@slneighbors.org
Newsletter Editors	Carla Martinucci
	Ed Silverstein
Web-Site Design	Ed Silverstein
Advertising Set-up	Ed Silverstein

NOVEMBER 2026 MEMBERSHIP MEETING – PREVIEW

32nd Ward Alderman Candidate Forum

The 4 candidates have been invited to speak and answer audience questions. They are (in the order they will appear on the ballot):
Scott Waguespack, Patrick Gilsenan, Jonathan Stevanovich, and Don Riley

State Representative Ann Williams

Our state representative will be on hand to update us on happenings in the recent Legislative session down in Springfield.

At the OCTOBER 2026 MEETING

19TH DISTRICT CHICAGO POLICE DEPARTMENT- Captain Jason Clark and Sgt. Jessica Rocco- Office of Community Policing (CAPS)

Captain Jason Clark has appeared before the SLN membership several times over the years when he was the 19th District's CAPS Officer. Since then, he has transferred to other Districts and been promoted to Lieutenant and now Captain and has been reassigned to Lakeview's 19th District. Sgt. Jessica Rocco has been the 19th District CAPS Officer since April 2026.

The captain started out his presentation discussing the monthly Beat Meetings that are held and available to all citizens to attend. The SLN boundaries encompass three different Police Beats depending on where you live within the SLN boundaries. He noted that the 19th District is working on a NEW FORMAT for the Beat Meetings starting in 2027. The new format will include the top 10 crimes occurring in the Beat, what the Police are doing about the crimes, what the Residents can do to help the Police, and crime trends (crime is seasonal like more porch thefts during the Holiday Season). He strongly encouraged the SLN membership to attend the monthly meeting to meet and interact with your local Police. See the "Community Relations Strategy Meeting" section later in this Newsletter for meeting times and locales.

The captain then gave some crime stats, took questions from the Membership and made some general comments. Here is a summary of those issues.

The difference between theft, burglary and robbery:

- Theft is when someone steals something and walks away.
- Burglary is when someone breaks into your house or garage and takes something.
- Robbery is when someone takes something from an individual by force. Only people can be robbed. Your house cannot be robbed.

Some 19th District statistics for the last 30 Days:

Theft is the highest reported crime.

Burglary and Criminal Damage share 2nd place depending on your Beat.

Battery (unlawful beating of a person) comes in 3rd place

Robbery – only 1 in the last month

Shootings or murders – 0 none

A recent Op-Ed in the Chicago Tribune written by the members of the elected 19th District Police District Council stated that the shortage of Police operating on the streets can be eliminated by replacing the Police doing administrative work in the Stations with civilian employees. Please comment.

The captain believes the district is understaffed in Police Officers. The whole City is struggling to meet manpower demands. Police are working overtime and not taking days off. Of course, more Police are being allocated to high crime neighborhoods. However, replacing the Admin Police will take time to hire and train, especially in the City's current environment. The City has budget constraints and will still have to pay the current Police and the new Admin employees. The captain feels that some of the Admin jobs really need Police knowledge and cannot be done by a civilian employee.

Catalytic converter and airbag thefts are down-

The City Council passed some laws creating high fines for car repair shops selling any secondary car repair items that do not have ID#'s that can identify the repair parts as legitimate and not stolen. This decreased the demand by the car repair shops and therefore the stolen supply by the criminals. The captain noted that almost all of these still operational crime groups are armed, some with automatic weapons, so do not intercede if you see a crime being committed.

Car thefts-

Some easy to steal cars (KIA and Honda) have revised security issues to make car thefts on the street more difficult. The captain did note that with more cars having remote and push-button starts, criminals can now use a "reader", intercept the signal from your key fob inside your house and start and steal your car. The Police Department has recently instituted a special Detective Division to deal with car thefts.

Southport Betty's

Some of SLN members affected by the weekend excessive bar and beer garden noise, outside patron noise, UBER and Party Trolley pick-up and drop-off issues among other things asked for any advice.

Sgt. Rocco chimed in here. She was aware of the "Plan" in effect to address these issues but told members if an issue occurs, they should call 911 in addition to the manager of Southport Betty's. She noted that though the Police may not respond to the call due to higher crime priorities, that 911 call will now be on the official record against that establishment. You should also call or email the Alderman's office.

Are there any programs currently between the Police and grammar and high school students-

Sgt. Rocco responded that a few years ago, CPS voted to remove the on-site school police officers. However, the Police Officer Friendly and DARE (Drug Abuse Resistance Education) programs still exist.

The SLN membership appreciates the time that Captain Clark and Sgt. Rocco spent at the

Meeting, including being there early and staying after the meeting to talk to various individuals.

DISTRICT STRATEGIC PLAN COMMUNITY CONVERSATION

The 19th Police District is holding open to the public Conversation Meetings to create the 2027 Strategic Plan for the 19th District.
The next meeting is:
Wednesday, November 4, 2026
Clarendon Park
4501 N. Clarendon Ave.
Time: 5:30-7:30PM
Go to:
www.chicagopolice.org/community-conversations
for more info or call
312-744-0064 District 019 Community Policing Office.

2965 N. LINCOLN AVE – Zoning change upgrade and Redevelopment to 4-story Commercial/ Rental Property

This Property is a 3-story angle-shaped Building where the front of the building faces Lincoln Ave. and the rear faces Wellington, just east of the Golden Apple Restaurant. The lot is under-sized, measuring 2,637 sq. ft. versus a standard 125x25 lot measuring 3,125 sq. ft due to sitting on Lincoln Ave. near the intersection of Lincoln and Wellington. There is commercial on the ground level and 2 rental units above. The commercial space was previously occupied by the award-winning Dear Margaret (DM) Restaurant until a fire in November, 2025, damaged the building. The overall condition of the building appears pretty run-down. Due to the angular shape of the building and coming to a point at the Lincoln and Wellington intersection, the building shares a common backyard/courtyard area with a rental property on Lincoln Ave. and a rental property on Wellington Ave. The tenants of these buildings use the courtyard for outside relaxation, entertainment, grilling and dining. South Lakeview Neighbors flyered a one-block radius of the proposed Project to announce the issue at the October SLN Membership Meeting.

The Developer was represented by Attorney Paul Kolpak and Architect Juan Aguilar from JP Architects. Mr. Kolpak laid out the request for a zoning upgrade from B3-2 to B3-3 to demolish the current building and build a New 4-Story Project with the required commercial in the basement and ground-level space and 3-rental units above. Mr. Kolpak informed the meeting that the Developer's intention is to have a restaurant operate in the ground-level and basement space which will include dining space in the basement area. He stated that the Developer has no intention of putting a tavern or a sports bar in the space due to increased zoning requirements of a liquor-dominated business. Mr. Kolpak stated that Chicago and especially the Lakeview area has a shortage of rental units, so the extra unit allowed by the zoning upgrade will benefit the neighborhood, but he admitted that one extra unit on the northside of Chicago is not a solution to the rental unit shortage. But he did note that the extra unit will generate real estate taxes that will benefit the City's operations far above the real estate taxes generated by the current property. The units will have 3 bedrooms with balconies in the front and back. The top floor will have private access to a roof deck. The building will be setback on the northside to let light in to the bedrooms. As this Project is within a City's Transit-Oriented Development (TOD) area, one-to-one parking is not required. There will be 2 parking spaces on Wellington Ave. It was discussed that the rental rates could be between $4,500 to $5,000 per month.

The floor was open for questions. Most of the questions had to do with clarification of the building's dimensions and the potential restaurant operations. However, there was a contingent from the two previously mentioned neighboring rental properties. They commented that with the additional 4th floor of the Project, the roof deck and the balconies, that their shared backyard/courtyard will have restricted natural sunlight, air flow, reduced privacy and will eliminate the view of the St. Alphonsus Church steeple across the street. Neighborhood Development Review Committee (NDRC)

chairperson Sam Samatas presented that the NDRC approved the Project as presented.

A hand vote was taken.

Do you support the proposed Development as presented?

YES-17
NO-13

The results of the meeting and vote were forwarded to Alderman Waguespack's office.

Election of Officers and Directors for 2026-2027

SLN held its election for the Officers and Directors to serve for the 2026-2027 season. The Slate as proposed by the SLN Nominating Committee was as follows:

Co-President: Bob Blitstein
Co-President: Sam Samatas
1st Vice President: OPEN (see Co-Presidents)
Co-Recording Secretary: Carla Martinucci and Tim Calkins
Treasurer: Geoff Gass
Corresponding Secretary: Ed Silverstein
Directors:
Fionn McManigal
Mike Harring
Kimberly Ross
Niko Apostal

Motions were made and seconded from the floor to approve the various positions as presented. A voice vote was held for each position.

The voice vote was unanimous for all positions and the slate was accepted.

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

Lakeview Tree Lighting Ceremony

The event will take place on Sunday, November 22nd from 6 to 7:30pm at the intersection of Lincoln, Southport & Wellington outside of St. Alphonsus, and will include holiday tunes and carolers, festive gift bags and surprise appearances.

Southport Holiday Cocktail Crawl

Kick off your Holiday Season along the Southport corridor on Friday, December 4th from 5:30 to 8:30pm! Your favorite neighborhood Holiday tradition returns! Taste cocktail samples along Southport corridors at a number of shops, restaurants, bars, and other businesses! The night will also feature Holiday carolers and photos with Santa.

19th DISTRICT POLICE COUNCIL

Website = www.19thdistrictcouncil.com
Next meeting is scheduled for
WEDNESDAY, NOVEMBER 18 @ 6:30PM,
Location TBD, TOPIC – TBD

COMMUNITY RELATIONS STRATEGY MEETING

19th District CAPS Meetings:

There are no more beat meetings for this year. The program will have a new format in 2027. Stay tuned. You can reach them here with any questions or concerns:

Email= CAPS.019district@chicagopolice.org
19th District Twitter
Phone= 312-744-0064

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 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 it 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/

FROM OUR ELECTED OFFICIALS

Congressman Mike Quigley
1925 N. Clybourn
773-267-5926
202-225-5603 (fax)
Contact by email through his website at:
www.quigley.house.gov

Alderman Waguespack 32nd Ward News
Office located 2657 N. Clybourn, 773-248-1330
www.ward32.org, email = info@ward32.org
State Representative 11th District Ann Williams
3505 N Ashland Ave, Unit B, 773-880-9082
www.repannwilliams.com
Chief of Staff Lauryn S. Schmelzer email = lauryn@repannwilliams.com

Cook County Commissioner Bridget Degnan
District Office: 4253 N. Milwaukee
Phone: 773-283-7850
Email: bridget.degnan@cookcountyil.gov

State Senator Sara Feighenholtz
3233 N. Sheffield
773-296-4141
Website: senatorsara.com
Email: sara@senatorsara.com

Attention Advertisers – Ad Space for 2026-2027

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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Alderman Scott Waguespack 32nd Ward
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John Haderlein & Son Real Estate - Real Estate Sales and Management
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Lakeview/Roscoe Village Chamber of Commerce
Office Depot / Office Max
Beasley Books
Ellen K. Miller, Broker for @properties
Home Carpet One (new this year!)

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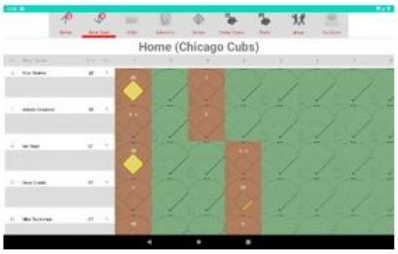
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SCOTT WAGUESPACK

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
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