

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.)

APRIL, 2026

ADVERTISE YOUR BUSINESS for the 2025-2026 season.

See information in the OTHER SLN INFORMATION section of the newsletter for advertising opportunities.

SLN Officers and Directors for 2026-2027

SLN's Nominating Committee will be meeting in April 2026 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) invites candidates to speak to members and holds candidate forums
- 5) features new businesses and interacts with the local Chamber of Commerce
- 6) has raised funds for local charities and playlots

Email us some background information about yourself at:

SLN email address = info@slneighbors.org.

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

MEETING INFORMATION

TUESDAY- APRIL 14, 2026

7:00PM SHARP

Doors open at 6:30PM

At the

ATHENAEUM CENTER

for Thought & Culture

2936 N. Southport

Agenda:

1) The Holiday Club relocation of business to 3044 N. Lincoln

2) 1218 W. George St. – zoning change to build 3-story, 2-unit Condo Building

3) Cook County Commissioner Bridget Degnen

PRESIDENT'S LETTER

Happy "spring". As I write, the temperatures are in the 70's but will drop to the 40's tomorrow. Sometimes the weather makes me feel like I'm on a yo-yo. (remember those?)

I hope that everyone was able to vote in the March primary election. Results point to a new Cook County Assessor, probably Tom Hynes, Lt. Governor Stratton as the Democratic candidate for US senator, and incumbents State Senator Sara Feigenholtz and Cook County President, Toni Preckwinkle running in November. Once again, be well informed of the candidates running for office. These elections will be quite impactful on our

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lives. Hopefully, polling places will run smoothly without any outside influence. If you vote by mail, don't wait until the last minute. Changes in postal policies may disqualify ballots mailed on election day. Use a drop box if you can. Voting in person is the most secure way to vote. Avoid the morning and late afternoon rush, if possible.

The Chicago Board of Education just selected a new superintendent, Macqueline King. As a former CPS educator, it is promising to me that Ms. King is so vested and experienced in the Chicago Public School system. She attended CPS schools as a student and has worked as a teacher and a principal. Both of her children attended Chicago Public Schools. She is an individual that knows the schools and the educational process. Plus, as interim superintendent, she showed her independence from City Hall, by refusing to approve borrowing that would have caused long-term harm to the finances of the schools and the city. She certainly faces many challenges, but one hopes she can elevate CPS to a new level of excellence.

Speaking of learning, I ask everyone to avail themselves of one of Chicago's great resources, our Public Library system. We, in South Lakeview, are in close proximity to some fine branch libraries: Lincoln Belmont, Lincoln Park, Merlo and Sulzer. I am happy that Barnes and Noble has expanded recently, but public libraries are much cheaper. If you don't have a library card, get one. Then you can order books online. You'll get notifications when they are available at your local library.

Thank you to Sgt. Angelo of the 19th Police District for his presentation at our March meeting. We heard how crime is down in the 19th...but it is not eliminated. Always be vigilant. If you see something that doesn't look right, try to avoid it and don't hesitate to call 911.

Please try to patronize the businesses in South Lakeview.

Stay safe. Stay well.

Bob Blitstein

Co-President

South Lakeview Neighbors

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	Carla Martinucci
Mike Harring	Tim Calkins
Kimberly Ross	Nicholas Apostal

Newsletter Articles

Bill Haderlein

Newsletter Editors

Carla Martinucci

Ed Silverstein

Web-Site Design

Ed Silverstein

Advertising Set-up

Ed Silverstein

CONGRATULATIONS to THE ART OF PIZZA for 35 YEARS of being in BUSINESS.

See the ad in the Newsletter for their Daily
Specials.

**SLN thanks you for your continued
SUPPORT.**

April 2026

MEMBERSHIP MEETING – PREVIEW

The Holiday Club – relocation to 3044 N. Lincoln Ave. (formerly Waxman Candles)

For 27 years The Holiday Club has been located at 4000 N. Sheridan and are losing their site/ space due to an Apartment Complex being built at that site. The Owners are investigating a relocation of the business operations to 3044 N. Lincoln Ave. (formerly Waxman Candles).

Here is summary of their business operations from their website:

- 1) They are a Chicago Tradition- serving comfort food and cool cocktails for over 20 years.
- 2) Hours of operation
Monday-Friday: 5PM to 2AM
Saturday: 1PM to 3AM
Sunday: 1PM to 3AM
- 3) Kitchen is open until 11:30PM

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- 4) Nightly entertainment in the late-night lounge
 Wednesday- Karaoke Madness
 Thursday–Big Break Comedy
 Friday- I love 80’s Dance Floor, Drink Specials
 and Video DJ – 10PM to 2AM
 Saturday- Dance Hits- 90’s to Now – 10PM to
 3AM.
- 5) Space available for Private Parties for 30 to
 200 people

**The Property is currently zoned B1-2.
 Alderman Waguespack’s office is in the
 process of determining if a Zoning Change
 is required to accommodate The Holiday
 Club’s liquor, food and entertainment
 operations as they are currently operating.**

The Owners will make a presentation of their
 business operation plans to the Membership.
 There will be a VOTE on the PRESENTED
 BUSINESS OPERATION PLAN and the possible
 ZONING CHANGE.
 The immediate area will be flyerred, announcing
 the Meeting.

**1218 W. George St- zoning change to allow
 3-story, 2-Unit Condo Building**

This 3-unit rental building has left-over zoning of
 M1-2 (Manufacturing) from the days of when the
 1200 block of George St. was a combination of
 meat-processing/packaging plants and
 residential properties. The majority of the block
 was rezoned in the early 2000’s under a Planned
 Development to RT-4. The majority of the
 northside of 1200 George St. now consists of
 high-end single-family houses.

The new Owner of 1218 W. George St wishes to
 rezone this Property to RT-4, which is in line with
 the remainder of the block. The Owner plans to
 demolish the current building and build a new 3-
 story, 2-unit condominium brick building (duplex
 units up and down) with a lot-line to lot-line
 garage.

The ZONING CHANGE request will be a VOTING
 ISSUE.

The immediate area will be flyerred, announcing
 the Meeting.

Cook County Commissioner Bridget Degnen

Our Cook County Commissioner Bridget Degnen
 did not run for re-election in the March Primary.
 However, she still represents our District until
 December 7, 2026. She will update the
 Membership on what is happening at the Cook
 County level and give an idea of her post-
 Commissioner plans

At the March 2026 Meeting

**Sergeant Dean Angelo - 19th Police District
 CAPS Representative**

Sergeant Angelo has been a presenter to the SLN
 membership over the last several years. He has
 over 19 years of experience in the CPD force. He
 has been a Sergeant from 2019 to present, served
 as a Detective from 2017-2019 and has a
 master’s degree in Threat and Response
 Management.

The Sergeant started by focusing on the statistics
 for the three major areas – 1) Robbery (held up on
 the street or elsewhere with a gun or weapon, 2)
 Burglary – someone breaking into your house or
 garage and 3) Shootings.

The Sergeant reported that all of these categories
 had decreases in reported crimes compared to
 2025 to 2024. The Sergeant had some comments
 on the decrease as follows. In 2024, there was an
 increase in the crime of groups of criminals
 robbing groups of people that would be walking
 around the neighborhood just doing normal
 Northside socializing of going out to eat or going
 and coming from bars. The criminals were a
 select crew. Burglaries were also committed by
 crews that would do several back-to-back break-
 ins of businesses in one night. He stated that one
 crew was responsible for over 80 burglaries. He
 also noted that the Crime in the 19th District is
 transient. The criminals come to our area to
 commit crimes and then leave to return to the
 neighborhoods they live in. Tactical teams in the
 North part of the 19th District helped stop a
 potential gang-retaliation of shootings in 2025, by
 engaging the gang members from the normal
 retaliation shootings.

What else helped reduce crime? According to the
 Sergeant, the creation of a City-wide Major Crime

Unit and sharing that information between Police Districts was a major contributor to crime decreases. The Crime Unit could see a pattern and then work with the Tactical Teams in the Districts. In addition, the districts were able to control the CPD helicopters at night to improve prevention or the apprehension of criminals versus Police car or foot chases. In addition, he mentioned the new State's Attorney for stricter enforcement of keeping suspects in jail versus ankle bracelets for home monitoring and enforcing laws on the books such as prosecuting rampant shoplifting. He also noted that though the citizens of Chicago did not support ICE operations, the bad guys were more inclined to stay inside during those operations. He also mentioned that the Police Officers that came to the Department after the mass CPD retirements that occurred during Covid-Pandemic and George Floyd rioting, now have several years of experience under their belts which is making a difference.

The Sergeant did comment on the recent car-jacking murder that occurred at Broadway and Waveland. He noted that car-jackings are now totally supported with guns but crimes such as catalytic converter thefts were formerly done by groups with a carjack and saw now are supported by lookouts with guns that are not hesitant to shoot at anyone attempting to stop the crime. The Sergeant then opened the floor to questions.

Q- How to keep safer on the street?

A- Do not be on your cell phone or have ear pods when on the street. Look alert and have your head on a swivel. The criminals are looking for an easy target that is not paying attention to their surroundings. Also, NOTHING ON YOUR PERSON IS WORTH YOUR LIFE. JUST GIVE IT UP.

Q- Package delivery thefts. They are following the delivery trucks.

A- Call 911, even if you think nothing will happen. Someone could have door camera footage that could be shared and lead to an arrest.

Q- Should you give Condo door entry code to the delivery people?

A- Ask your Condo Assn. The criminals can follow delivery people into your building when they open the door.

Q- Seems like there are Police sirens all night long?

A- A Policy change where the Squad Cars are now required to use sirens for Priority #1 crimes, when before they only used the squad car lights and no siren

Court Advocacy Program- the Sergeant put in a plug for this Program. Here is a summary of the Program from the Chicago Police Department website-

The Police Department identifies and track cases of interest to the Community including violent crimes like murder or rape and "quality of life" cases such as drug dealing and public drinking, abandoned buildings and negligent landlords and problem liquor establishments. The Program volunteers first provide support for victims and witnesses who may be hesitant to testify in court, sometimes making the difference in whether a victim or witness decides to appear in court. Second, the presence of the Court Advocacy volunteer sends a strong message to the defendant, the judge and all other interested parties in the criminal justice system that the Community cares about the outcome of these cases and is willing to devote its time and energies to monitoring the workings of the judicial system.

Go to the Chicago Police Department website for more information.

Sgt. Dean Angelo
CAPS.019district@chicagopolice.org

3040-42 N. Lincoln Ave (Rita Rugs) zoning upgrade request for New Rental Development

The SLN Neighborhood Development and Review Committee (NDRC) has reviewed several proposals for this site over the last several months.

The Developer/Owner intends to demolish the current building (already done) and build a new Rental Apartment Development. Under the current zoning of B1-2, a 4-story building with commercial space required at the ground level

and 6 living units are allowed. As the Property is within a Transit-Oriented Development zone, under new rules zero (0) parking spaces are required. The 3000 Block of Lincoln is “Pedestrian Street” Zone which also limits the type of Development. The Developer has previously submitted various proposals, most recently for a 14-16 unit building, with 50% parking and a reduced commercial space.

Developer Proposal as presented:

The presentation for the Development was made mainly by their attorney Sara Barnes and the architect. The Owner was present. The presented plans were for a 4-story rental apartment building, with ground-level commercial space, 9 rental units, and 10 enclosed parking spots. The building front and sides will be lot-line to lot-line (as was the Rita Rug Building) and there will be 30ft. rear setback. The commercial space will be reduced due to the 10 enclosed parking spaces. The front of the 4th floor will be set-back to allow for a communal 4th floor deck. This 4th floor setback will allow for open space and natural light to the street level. There will be no roof decks. The apartments will consist of 7-3-bedroom units and 2-2-bedroom units. There will be 6 balconies on the back-alley facing side of the building. There will be side cut-outs in the building to allow natural light to reach the back units. Trash receptacles will be enclosed within the building. As the commercial space is reduced, the Owner projects the tenant could be an office, such as a real estate management office, a coffee shop or a medical office. The attorney stated there will not be a “black-iron” grill-type restaurant.

The zoning upgrade from B1-2 to B2-3 is to allow for 3 additional units. The zoning change will be a Type-1 zoning change which means the building must be built as presented. In addition, the Owner will sign a Restrictive Covenant guaranteeing to build as is or pay a huge penalty. The Owner will also down-zone the Property after it is completed back to the original B1-2 Zoning.

The floor was open for questions and comments. The 3000 blocks of Lincoln, 1400 Wellington and 3000 Greenview blocks were flyered by SLN

announcing the meeting. There was a good contingent of Condo Owners from the 3000 block of Lincoln. The concerns were about increased partying in a rental vs. condo building as the rental tenants would probably be younger than condo owners, increased moving in and out of units, increased alley traffic from residents, visitors and move-in and outs and increased Amazon, Uber Eats, etc. traffic for the tenants.

Sam Samata's, chairman of the NDRC, gave the opinion of the NDRC, noting that the Developer had made many concessions from their earlier proposals, accordingly, the NDRC supported the Development.

A private ballot vote was taken. The results were:
YES- 21

NO- 9

The results and a summary of the meeting were forwarded to Alderman Waguespack’s office.

3043 N. Ashland (formerly School of Rock) zoning upgrade request to Convert Ground/Street-level space to a Rental Unit with NO COMMERCIAL SPACE on the Ground-level.

This is an old frame and masonry Building just north of the Art of Pizza. It has a vacant commercial on the 1st floor and 2 rental units above. The most recent tenant for the commercial space was the School of Rock which relocated to Lincoln Ave. near School St. a few years ago. Previous tenants have been a ticket broker and Hoi’s Chinese Restaurant. This lot is only 108 ft. deep compared to a standard 125 ft. Chicago lot due to the 1929 widening of Ashland Ave. Under the current zoning of B3-2, commercial is required for the ground-level 1st floor and the building is limited to 2-living Units.

Attorney Thomas Moore representing the Owner presented the Meeting. Mr. Moore has made many presentations at SLN meetings over the years. The building was purchased in September 2025 for \$825,000. The current Owner was present and introduced by Mr. Moore to the Membership.

Mr. Moore stated that the building’s current and previous owners have been trying to rent the commercial space for a couple of years. He

commented that a new brick-and-mortar commercial business on that stretch of 3000 N. Ashland is not really viable in the age of internet retail sales and deliveries. The Owner wishes to convert the 1st floor ground level to a rental apartment. It is noted that several ground-level rental units do exist on the 3000 block of Ashland. In order to allow for the 3rd living unit, a zoning increase to B2-3 is required. Other than the conversion of floor #1 to a rental unit and making the front of the building look more residential, there will be no structural changes to the exterior of the building or the garage. This will be a Type 1 zoning change that requires that if the zoning change is granted, the presented plans must be followed "as presented." The Owner will also enter into a standard "Restrictive Covenant" with SLN to guarantee the plans will be followed or pay a hefty penalty.

Sam Samata's gave the opinion of the NDRC supporting the zoning change to allow for the 3rd rental unit.

A hand vote was taken.

The results were

YES- 32

NO- 0

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

OTHER INFORMATION

South Lakeview Blue Park Playlot

The South Lakeview Park Advisory Council is working with the Chicago Park District on the renovation/repairs at the Playlot. The total project will cost \$450,000. After funding commitments from Alderman Waguespack, State Senator Sara Feigenholtz and South Lakeview Neighbors, the Advisory Council needs to raise about \$100,000.

You can also donate by going to their Facebook page at – South Lakeview Park

Or by check to:

South Lakeview PAC

c/o Melissa Vachris- Treasurer

1226 W. Wellington, Chicago 60657

Email = southlakeviewbluepark@gmail.com



TAX SEASON IS COMING

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Everyone's CPA seems to be retiring. If you are looking for professional tax help, please visit SLN sponsor:

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872-817-9650

www.taxbeyond.com

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

NO EVENTS FOR APRIL, 2026

19th DISTRICT POLICE COUNCIL

Website = www.19thdistrictcouncil.com

Next meeting is scheduled for WEDNESDAY, April 22 @ 6:30PM at Athenaeum, 2936 N Southport Ave

TOPIC – TBD

Go to the Council's website for more details on 2026 issues and to view recordings of previous monthly meetings.

COMMUNITY RELATIONS STRATEGY MEETING

19th District CAPS Meetings:

1931 (Roscoe Village/Lincoln Park - Cornelia to Fullerton, Western to Ashland) - Tuesday, April 28 at 6:00 pm at the Gantz Boys & Girls Club at 2915 N. Leavitt

1932 (South Lakeview/Lincoln Park- Lincoln to Ashland, Belmont to Fullerton) – Tuesday, April 28

at 7:00 pm at the Gantz Boys & Girls Club at 2915 N. Leavitt
1933 (South Lakeview - Racine to Lincoln, Belmont to Diversey) - Tuesday, April 14 at 6:00pm at Illinois Masonic, 836 W, Wellington
Email: CAPS.019district@chicagopolice.org
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. You can access the group at 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:

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, Suite A

773-296-4141

Website: senatorsara.com

Email: sara@senatorsara.com

Attention Advertisers – Ad Space for 2025-2026

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.

ADVERTISERS/SPONSORS for this year

The Art of Pizza – Two full pages!

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S&G Restaurant

Alderman Scott Waguespack 32nd Ward

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Breakfast House

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Sales and Management

Lakeview Computer Specialists LLC - Ed

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Lakeview/Roscoe Village Chamber of Commerce

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Ellen K. Miller, Broker for @properties

Home Carpet One (new this year!)

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Baked Lasagna Dinner 11.00

TUESDAY

Italian Meatball Sandwich 6.50

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WEDNESDAY

Beef & Sausage Combo Sandwich 8.50
Chicken Parmigiana with Spaghetti 14.00

THURSDAY

Cheese or Meat Ravioli Dinner 10.00

Full Slab BBQ Rib Dinner 18.95

FRIDAY

Shrimp Dinner 13.95

Baked Mostaccioli Dinner 10.00

SATURDAY

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SUNDAY

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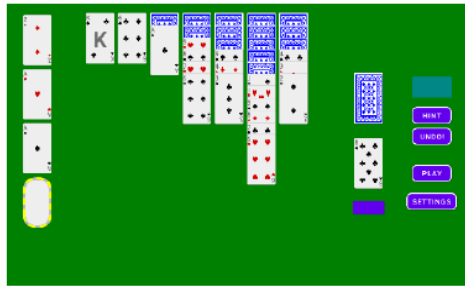
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 NMLS#459256

Locations

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2601 W. Division
 (773) 342-2711



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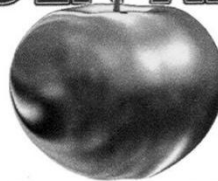
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Whether you come here to work or play, we're happy to have you!



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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

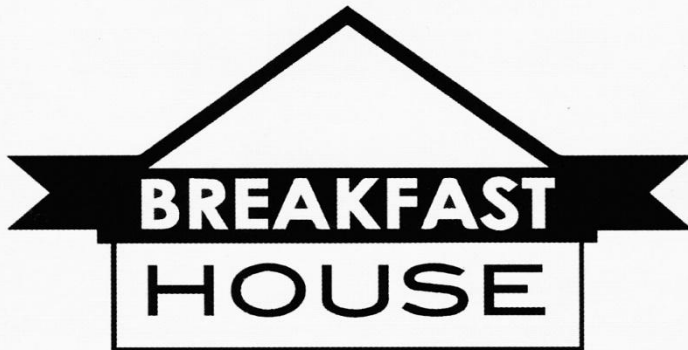
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aldermanscott.waguespack



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