



South Lakeview Neighbors

Forty Years of Service

1505 West Oakdale Avenue, Chicago, IL 60657

(312)409-SLN6

Web Site: www.southlakeviewneighbors.org

BOUNDARIES: DIVERSEY TO BELMONT - RAVENSWOOD TO RACINE

Membership Dues (per person) \$5.00 - Seniors (those over 60) \$3.00

September 1 through June 30

Meetings held at St. Alphonsus Church Basement, 1429 West Wellington on the second Tuesday of every month (except July and August) at 7:30 p.m. (Coffee at 7:00 p.m.)

SEPTEMBER, 2003

**NEXT MEETING ...
September 9, 2003**



**7:00 - Cookies and Coffee
7:30 - Meeting Begins**

*** WE MOVED * WE MOVED * WE MOVED ***

Just a reminder that the
monthly meeting is now held in the
St. Alphonsus Church Basement.

Enter the meeting through the door just east of the
Church Rectory (1429 W. Wellington)
and proceed to the basement.

SEPTEMBER AGENDA ...

- 7:00** - Cookies & Coffee
- 7:30** - Real Estate Tax Appeals –
Forrest Claypool, Cook County
Commissioner
- TRAC (Tax Reform Action
Coalition): Barbara Head – Real
estate tax reform
- Zoning Change - 2933 N.
Southport – New building
- Special Use Variation for Drive
thru Bank Facility – 2800 N.
Ashland
- Scooters Frozen Custard

A FEW WORDS FROM OUR PRESIDENT ...

In order to get in focus with the upcoming season of meetings, I took a tour of the neighborhood on my bike with a notepad and pen, street by street, to see what is happening. As is always the case, I tend to grind down the same streets day after day and never make it to the outreaches of the territory or down the quaint little streets that make up the neighborhood. Here is what I saw.

The Paulina Corridor (2800 & 2900 Paulina, 1700 Diversey and 1700 Wellington). The SLN Neighborhood Development and Review Committee (NDRC) spent many meetings on this whole area beginning before 2000. The amount of total living units was greatly reduced from the original developer's "money making" proposals due to these meetings. I hope that all in the neighborhood truly appreciate what was done compared to the disaster that could have happened. Now the area is starting to be developed. The final single-family homes are being built on the Appleton Electric factory site and parking lot on the 1700 block of Wellington. Prairie style and other brick homes dominate the area. 2900 Paulina (a JDL development that the SLN membership voted on in 2001-2002) consisting of 32 row houses and single family homes has begun ground breaking. Duplexes from \$395,000, townhomes from \$579,000 and single family lots from \$380,000. The 2850 Paulina homes, (32 home sites adjacent to the new park) have not begun construction; however, the sign said only 4 lots left. 1746 Diversey – 10 Paulina Park Townhomes (voted on in 2001-2002 by SLN) have not started construction. Prices start at \$489,000. The 1700 block of Diversey is still littered with a few unfinished 6-unit condos that a developer has bailed-out on and several lots zoned for single family houses that are not moving forward.

I toured the area on the weekend when things were quiet. When finished, it looks like it is going to be a special part of the neighborhood. Be ready to visit the new park whose boundaries are now more visible.

Other Large Developments

2860 Lincoln – the old Koch Poultry Building. This piece of property, which comes out on Lakewood at the Playlot, has been demolished. The developer is building under current zoning so no plans were required to be submitted to SLN. The existing zoning allows for 13

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potential units plus commercial space. No sign has been erected by the developer. The meat packing companies which dominated this area are nearly non-existent. This was a huge item for SLN in the mid-to-late 1980's and early 1990's. Economics seems to be the main reason for the meat packers decline; too hard to do business in a residential area.

3110 N. Greenview – the old Hot Diggity Dog building at Lincoln/Greenview/Barry. A banner is hanging from the building touting “Greenview Point.” We presume this building is being built to current zoning. The banner depicts what looks to be a 6 story (including penthouse) glass building with 9 “intimate” units. Hi-rise living right on Lincoln Ave., just a short walk to Starbuck’s and the Army/Navy Surplus store.

Lakewood Court Townhomes – the old Recycling Center at Lakewood & Greenview. We voted on this issue in 2001-2002. No activity at the site; however, superstar realtor Chaz Walters is the agent!

3-6 Unit Condominiums

The continuation of units are being built at:

3011-23 Ashland – Three 6-unit condos on the Arby’s site are just about completed. Why did Arby’s discontinue the Arby-Q sandwich at that store?

1617 Barry – 6-unit condo (sign says “Architecturally Unique”).

1437 Belmont – 3-unit brick rehab. A rarity these days.

3116-18 Racine – looks like a foundation for a 6 (maybe 8?) unit condo.

1524 Wolfram – 3-unit condo which looks like it is in

foreclosure.

2942-44 Lincoln – hole being dug for 6-unit condo or rental.

1345 Wolfram – controversial property from the past. It was a six-unit rental (3 front, 3 back) with a side yard. It looks like it is being converted into maybe 3 condo units spreading over the two lots in an L-shaped manner. Very interesting.

The condos are here to stay. I’m thinking of turning my house into maintenance-free condos because I never do any work on it anyways.

Single Family Home Construction

1740 / 1440 / 1442 / 1212 Wellington

1748 / 1707 / 1520 / 1540 / 1313 / 1243 Nelson (most houses in SLN, congratulations)

1742 / 1329 Barry

1524 / 1531 / 1534 / 1539 Wolfram – what a busy block.

Watch out or you’ll be next !

1511 / 1533 / 1541 George

The signs that advertise these properties usually describe the project in one word; here is a sample: luxurious; stunning (used several times); elegantly detailed and affordable luxury (ha!). These are almost all brick buildings. The side streets are slowing turning from frame to brick. What was most noticeable is how homes that are maybe 10 years old look rather plain compared to the \$1.0 - \$1.7 million plus homes now being built. The most asked SLN question – Who makes that much money that they can afford it? Answer = your new neighbor (friend).

Lincoln / Belmont / Southport Commercial Areas

Nothing major is happening on the strips. Some dreary retail space has been replaced by newer buildings, with smaller retail shops filling in or moving from the even drearier looking spaces north of Belmont (Shoe Outlet & Pro Sign). H & R Block space for lease (I predict something bad is going to happen here); Penguin Dry Cleaners (2951 Lincoln) closed; Chocolatier (3066 Lincoln) closed. First American Title (3120 Lincoln) is the biggest tenant to move in at ground level in awhile. Nevertheless, I think the overall look is improving and the Lincoln Belmont Streetscape Program is still lurking out there.

Rental Units

Block after block of “For Rent” signs. A by-product of the low mortgage interest rates, glut of city-wide condo units available and rising real estate taxes for landlords. October 1 is nearing and we’ll see if some of those signs come down.

This concludes the inventory of the neighborhood. If I missed something on your block, keep us posted.

South Lakeview Neighbors

1505 West Oakdale Avenue

Chicago, IL 60657

(312) 409-SLNV

www.southlakeviewneighbors.org

Officers:

President:	Bill Haderlein
1st Vice President:	Perry Castrovillari
2nd Vice President:	Lisa Lettiere
Recording Secretary:	(OPEN)
Treasurer:	Ann Sychowski
Corresponding Secretary:	Ernie Toth
Kitchen Managers:	(OPEN)
Newsletter Editor:	Richard Lettiere
Web Master:	Bob Heacox

Directors:

Bill Bauman	Bob Maddox
Julie Breen	Michelle Rappeport
Mickey Flocca	Andrea Rosen
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Newsletter Ad information,
please call Ann at (773) 477-8840.**

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SEPTEMBER MEETING ...

• **Real Estate Tax Appeals**

Did you know we were reassessed? Forrest Claypool, newly elected Cook County Commissioner for our 12th District, will attend the meeting to discuss how the tax is determined and allocated and most importantly the 3 appeals that are available to all taxpayers. His office contacted us during the summer requesting to speak at a meeting.

• **TRAC – Tax Reform Action Coalition**

Barbara Head is scheduled to update the membership on the efforts to reform the current real estate tax system. In August, TRAC held a protest rally in Lincoln Park, which was endorsed by over 22 neighborhood groups.

• **2933 N. Southport – Zoning Change Request**

Franck Sportes, owner, and Fred Frank Architects will present their plan for this property. The property is currently a one-story building on a short lot (due to the angle of Lincoln Ave. on the backside) that houses an art gallery. The current zoning of B5-2 allows for a 47 ft. tall building with ground level commercial space and 2 living units. The owner is seeking a zoning change that will allow the commercial space to be eliminated for garage space and 3 living units with a height of 38 ft. A VOTE will be taken on this issue.

• **2800 N. Ashland – Special Use Variation: Drive through Bank Facility**

Plans will be presented for this property at the northwest corner of Ashland and Diversey (most recently a real estate office and prior to that Ash Manor Restaurant) for the construction of a drive-through banking facility. There is no zoning change issue here; however, the bank requires a "Special Use Variation" due to the drive-through facility portion of the bank.

• **Scooter's Frozen Custard – 1658 W. Belmont**

A representative from this new neighborhood business will give a short talk. There will be no samples at the meeting but please stop at their store for free samples.

AT THE JUNE MEETING ...

The June Meeting was a great success and a great opportunity to talk with fellow members and meet the new officers. Thanks to The Art of Pizza, Quiznos, Chicago Pizza, Jack's Bar and Grill and Tri-Products Printing for all of the food donations. A special thank you to Pat Butler from the Lerner Newspaper for his historical and humorous presentation. Finally, a very special thank you to the Lakeview Chamber of Commerce for their generous cash contribution.

WHY SHOULD I ATTEND MEETINGS?

In addition to getting away from all of those ridiculous reality television shows for one night, attending our monthly meetings will allow you to remain in tune with what's happening in the neighborhood, and to be part of the decision making process. At last year's meetings, we:

1. Had an evening with Alderman Matlack;
2. Met with one of the congressional candidates for the 5th Congressional District;
3. Received a presentation by State Rep. John Fritchey;
4. Voted on requested zoning changes;
5. Received an update of crime in our area by a member of the Chicago Police Department; and
6. Received a presentation by the Lakeview Chamber of Commerce.

This list is certainly not all inclusive. Everyone is busy, and these meetings are structured to not waste anyone's time. We look forward to seeing many new attendees this year.

CURRENT EVENTS

- **Summer Concerts in the Wolfram Playlot**
9/10/03 (Wednesday) – The Bill Porter Orchestra (Swing) rescheduled from 8/26 (rain).
- **Lakeview Chamber of Commerce Auction**
9/20/03 (Saturday), at John Barleycorn in Lakeview – 3254 N. Clark Street, 5:30 to 10:00 pm.

GET WELL WISHES...

We would like to send Get Well Wishes to Rose Majerowicz. Hope you're up and about very soon.

CONDOLENCES...

Our hearts and prayers go to the family of Irma Kroth, who was 93 years old, and to Jim Hallas, for the death of his wife.

NOW HERE THIS...

Ad space is still available for future editions of the award winning South Lakeview Neighbors monthly paper. Please call Ann at (773) 477-8840.

LEND A HELPING HAND...

Guess what's coming up in October...ghosts, goblins, and our annual Halloween party for the kids at the Wolfram Playlot. Behind every party are party planners, and that's where you come in. We are in need of moms, dads, uncles,

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grandmothers, grandfathers...anyone who loves kids and has a few extra (not too many) hours to be on our Halloween Party committee. Please call Karen at (773) 327-5203. **DO IT FOR THE KIDS!**

I had "The Godfather", which is a plate of hash browns with sautéed onions, Italian sausage, mozzarella cheese, topped with two eggs any style. Fugetaboutit. My daughter had the banana pancakes, which were huge, requiring me to finish them up (the things I do for this column!). There are also countless omelets and waffle dishes.

If you choose lunch or dinner, S&G offers numerous salads and sandwiches, including my favorite – the NY Strip Steak sandwich deluxe (what else!). Get it medium rare. Most sandwiches come with French fries and a bowl of soup, and you can usually get out with only spending about \$10.

Finally, stroll on over to the pastry counter and have some ice cream, muffins, or some cheesecake. And say hello to John and his sister Ruby on the way out. They are great hosts, and run a wonderful eating establishment.

S&G Restaurant is open 7 days a week, 5 AM to 11 PM, and is located at 3000 N. Lincoln. Phone number is (773) 935-4025.



S&G RESTAURANT...LONGTIME FRIEND KEEPS DELIVERING

(by Richard Lettiere)

You'd think that after 45 years in the business of serving people, a place might get tired. Not S&G's (Sam & Georges). Back in the old country (that is, New York), we always said that one could find the best diner/restaurant by counting how many cops showed up during a meal. When we ate at S&G recently, no less than four of Chicago's finest sat down for breakfast. After finishing our meals, we knew why.

S&G's is run by the children of the original owners. While the outside of the restaurant is a bit nondescript, the inside is very light and appealing. If you stop by for breakfast, you will immediately be struck by how friendly the wait staff is (difference number 1 from a great NY diner), and I would recommend one of the 26 (count 'em) egg casseroles.



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MEMBERSHIP FORM

Name _____
 Address _____
 City-Zip _____
 Phone _____
 Email _____

SLN Membership for one year:
 Under 60: \$5.00 per person _____
 Seniors (over 60):
 \$3.00 per person _____
Donation for Newsletter Postage:
 \$ _____
 Phone Type: **Business / Home**

Note:
 SLN membership dues are due Sept. 1 and are good through June 30.

Mail to:
South Lakeview Neighbors
1505 West Oakdale Avenue
Chicago, Illinois 60657

Circle One:
New / Renewal

Please make checks payable to: **South Lakeview Neighbors**

Note: Verification of address required before first vote. (i.e., picture id with address, driver's license, phone bill)