



# Sheffield Neighborhood News

Published by the Sheffield Neighborhood Association [www.sheffieldneighborhood.org](http://www.sheffieldneighborhood.org)

January / February 2014

## You're invited to SNA's 2014 Annual Meeting!

BY TED WROBLESKI

**T**he 2014 annual general membership meeting of the Sheffield Neighborhood Association will take place on Monday, February 10, 2014, at 7 pm at St. James Lutheran Church, Fremont and Dickens. The general membership meeting will be preceded at 6 pm by the regular monthly board meeting of the SNA Board of Directors.

The first order of business will be the election of new officers and directors. Officers are elected for one-year terms and five directors are elected each year for three-year terms for a total of 15 directors. The proposed slate of officers and directors is recommended by the Nominating Committee. There will be a new president and a number of new officers and board members this year. Nominated for president is Malcolm Lambe.

New nominees for the Board are Laura McMahon, David Zoretich, and Colleen Kennedy. Notice will be mailed to SNA members listing the complete proposed slate.

There will be a report on the State of

Sheffield by President Dan Hermann and reports from chairs of various SNA committees.

The Sheffield Star Awards for 2013 will also be presented. The awards this year in recognition for outstanding service to the community and/or to the SNA will be given to long-time Garden Walk facilities manager, Wayne Przyby and 32<sup>nd</sup> Ward Alderman Scott Waguespack. Light refreshments will be served. Only SNA members may vote, but everyone in the neighborhood is invited. New members are welcome. Current members are encouraged to bring their neighbors and to ask them to join SNA.

*Ted Wroblewski chairs SNA's Planning Committee.*



Retired DePaul University archivist Kathryn DeGraff received the Sheffield Star Award from SNA President Dan Hermann and First Vice President Ted Wroblewski at the 2013 SNA Annual Meeting.

### Save the date for the 2014 Patrons' Party

**H**illiary Szanto and Allison Spriggs will again organize the SNA Patrons' Party, which is scheduled for June 6. This annual event is hosted at a neighbor's home or Sheffield business to raise start-up costs for the Sheffield Music Festival and Garden Walk. The 46<sup>th</sup> annual SGW&F will be held July 19-20. Each attendee for the Patrons' Party makes a specified donation and brings an appetizer, while beverages are provided through donations from local businesses and Garden Walk vendors. If you are interested in hosting this year's Patrons' Party, please contact either Hilliary at [hszanto@gmail.com](mailto:hszanto@gmail.com) or Allison at [allison.spriggs@gmail.com](mailto:allison.spriggs@gmail.com).

### SNA Spaghetti Dinner returns to Cortelyou Commons on March 28

**O**ur annual Spaghetti Dinner now has a springtime date — Friday, March 28 — and we are returning to Cortelyou Commons on the DePaul campus. Please mark your calendars now for this long-time fun, community event. We'll have plenty of food, entertainment, kids' activities, terrific raffle prizes, and more. Check the SNA website at <http://www.sheffieldneighborhood.org> for updated information. Festivities will begin at 7 pm. Don't miss it!

### Join SNA for DePaul b-ball!

**T**he Sheffield Neighborhood Association will again sponsor a Neighbor Day at the DePaul University Lady Blue Demons basketball game on Sunday, February 9, at noon. Join us to watch DePaul play Creighton.

We will provide complimentary tickets to the game, which you may pick up at Kelly's Pub, 949 W. Webster, on game day beginning at 10:30 am, which will also be the time for our pizza party featuring complimentary pizza and soda.

In addition, you may reserve tickets by sending an email to [sheffieldneighborhoodassociation@hotmail.com](mailto:sheffieldneighborhoodassociation@hotmail.com).

### Planning and changes for the 46<sup>th</sup> Annual Sheffield Garden Walk & Music Festival

**T**he Garden Walk is set for July 19-20, 2014.

This neighborhood event is one of the largest festivals in Chicago managed entirely by volunteers. We are planning to enhance our already great festival with a second music stage, better food choices, and other new and exciting ideas to be announced later. Those individuals who have been managers are urged to contact either co-chairmen, Laury Lewis ([lbl1948@yahoo.com](mailto:lbl1948@yahoo.com)) or Richard Ashbeck ([RTAshbeck@aol.com](mailto:RTAshbeck@aol.com)) regarding their continuing participation. There are some openings this year for new managers.

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## PLANNING REPORT

# Revised plan for Children's Memorial site garners neighborhood support — with questions

BY TED WROBLESKI

**M**cCaffrey Interests, the developer of the vacated Children's Memorial site, presented its revised plan at a Community Meeting on January 14. This plan was the developer's response to the negative response to its previous proposal in August 2012.

The revised plan reduced the height of the three proposed apartment towers, reduced the number of living units, reduced the amount of retail space, added some parking and rearranged the affordable housing component, among other things.

The details of the proposal and the presentation can be found at 43<sup>rd</sup> Ward Alderman Michele Smith's website, [www.Ward43.org](http://www.Ward43.org).

While some neighbors expressed opposition to the plan, mostly finding it still too large and the apartment towers heights too large, most of the response at the meeting was supportive of the proposal. The attractive open spaces, reuse of many of the older buildings, and the need for a mixed-use development with both residential and commercial components appealed to most of the people to spoke at the meeting. The accompanying chart provides a comparison of the prior plan with the present plan.

After the Community Meeting, the SNA Board voted to support the proposed plan, subject to further review and adjustment, particularly with regard to parking and traffic issues.

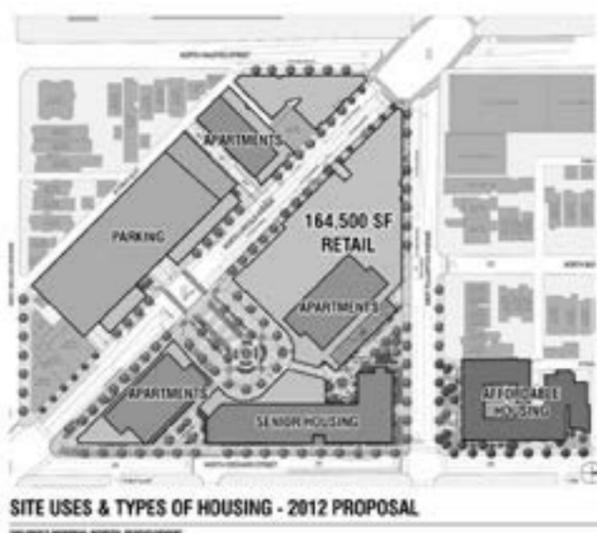
Alderman Smith has indicated that there will be continuing negotiations with McCaffrey with regard to planning. She has solicited comment from the community, including in particular, representatives of the various neighborhood groups affected, including SNA. While the Mid-North



HEIGHT AND DENSITY - 2012 PROPOSAL



HEIGHT AND DENSITY - 2014 PROPOSAL



SITE USES & TYPES OF HOUSING - 2012 PROPOSAL



SITE USES & TYPES OF HOUSING - 2014 PROPOSAL

Association, Lincoln Central Association, and Park West Community Association are most directly impacted, SNA, being on the western border of the site, is also interested in the project.

After a long wait, it appears that the project is now on track and we can expect the redevelopment of the Children's site to move forward significantly in 2014.

**Ted Wroblewski** chairs SNA's Planning Committee.



## Sheffield Neighborhood News

Fullerton

Chicago River

Halsted

Armitage

Sheffield Neighborhood News is the publication of the Sheffield Neighborhood Association (SNA), a community organization representing the commercial, industrial and residential constituencies in the area bounded by Halsted on the east, the Chicago River on the west, Fullerton on the north, and Armitage on the south. The address of SNA is 2233 N. Kenmore, Chicago, IL 60614; e-mail, [sheffieldneighborhoodassociation@hotmail.com](mailto:sheffieldneighborhoodassociation@hotmail.com).

[www.sheffieldneighborhood.org](http://www.sheffieldneighborhood.org)

### Sheffield Neighborhood Association

**President** Dan Hermann  
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### Staff of Sheffield Neighborhood News

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**Items to be considered for the Sheffield Neighborhood News** should be sent to: Jay Becker, Editor, SNA, 2233 N. Kenmore, Chicago, IL 60614.

### New Plans for The Gateway to Lincoln Park Children's Memorial Hospital Site

Overview	New Revised Plan	Original Plan	SIGNIFICANT IMPROVEMENTS
North Triangle Retail/ Rental Building	190'8" - 256 units 19 stories 1 level of retail	294' - 286 units 27 stories 2 levels of retail	1. F.A.R. reduced from 4.33 to 3.67. 2. A beautiful central public courtyard and community fountain will be built on Lincoln Ave.
South Triangle Retail/ Rental Building	190'8" - 256 units 19 stories 1 level of retail	250' - 262 units 24 stories 2 levels of retail	3. Two additional public parks will front Fullerton Ave. and Orchard St. 4. New restaurants and retail will grace the property.
Annex Building	20' - retail	40' - retail	5. 164,500 SF of retail space reduced by 59,500 SF to 105,000 SF.
White Elephant	30' - retail	30' - retail	6. Maximum building height reduced by more than 100 feet: 190'8" down from to 294'
North of Garage on W Lincoln	125'-6" - 126 units 11 stories	155' - 150 units 14 stories	7. Residential units reduced from 996 units to 702 residential units & 156 Senior Rooms. 8. Workforce housing - 10% of residential units
Parking Garage	850 parking spaces 20' - retail	800 parking spaces 24 units	9. Full pedestrian access throughout the site. 10. Sustainable LEED silver design with green roofs.
Wilson Jones	90' - 30 to 60 condo units 7 stories 97 parking spaces	82' - 140 units 6 stories 0 parking spaces	11. Truck delivery and loading & trash facilities will be underground. 12. Maintaining and improving existing signature buildings including the Boiler House and Laundry
Nellie Black	81' - 156 Senior rooms 7 stories 97 parking spaces	95' - 130 units 7 stories 0 parking spaces	13. Will produce \$122 million in new city taxes. 14. Total Economic Impact of the Plan will be \$3.5 billion.
Kohl's House	42' - 4 units 4 stories	42' - 4 units 4 stories	15. 2,500 construction and related jobs will be needed. 16. 250 permanent jobs will be created.

## Winter reminders

**A**s winter continues, it is always helpful to review the City's winter parking restrictions and snow removal procedures. Chicago's annual snow-related parking restrictions began on Sunday, December 1, at 3 am on a number of critical arterial streets and will end on Tuesday, April 1, regardless of snow.

Motorists ignoring the posted seasonal tow zone face a minimum \$150 towing fee in addition to a \$50 ticket and an initial \$10 daily storage fee.

A separate ban on parking exists on additional main streets when there is 2 inches of snow on the street, regardless the time of day or the calendar date. These streets include Halsted-Armitage-Clark-North-Division-Lincoln-Clybourn-Fullerton and Diversey.

Both of these seasonal restrictions are marked by signs that are permanently posted on designated routes. They constitute Chicago's "Snow Route System," which was created in response to massive snowstorms. These routes must be clear for emergency vehicle access.

In addition to parking issues, there are many safety issues related to snowfalls. In accordance with 10-8-180 Snow and Ice Removal Policy, every owner, lessee, tenant, occupant, or other person having responsibility of any building or lot of ground in the city abutting upon any public way or public place shall remove the snow from the sidewalk in front of such building or lot.

The City of Chicago implemented a new program in the winter of 2013: "Request a Snow Corp Volunteer" connects volunteers with residents in need of snow removal, such as seniors and residents with disabilities. To request a volunteer to shovel your block in case of extreme snowfall, call 311.

According to the City of Chicago municipal code, residents and business owners have three hours to clear the snow if it stops falling by 4 pm (except Sundays). If the snow stops falling after 4 pm or on a Sunday, snow must be cleared before 10 am the next day. Individuals who do not comply with the sidewalk snow ordinance can face fines of \$50. Businesses that do not comply with the sidewalk snow removal ordinance can face fines from \$200 to \$500 per day of violation.

In case of severely frozen snow and ice, the person having responsibility for the sidewalk is required to place ashes, sand, sawdust, or other suitable materials to eliminate any danger to pedestrians. There is a provision that protects people who remove snow or ice at such locations from being held liable for civil damages.

If you have a neighbor who is elderly or otherwise physically unable to clear his or her own sidewalk, please call your Alderman and he or she will attempt to find volunteers to assist.

The Municipal Code of Chicago requires individuals to clear a 5-foot-wide path along the sidewalk, where conditions allow.

### Most Efficient Ways to Remove Snow from the Sidewalk:

- Remove snow and ice along ALL sidewalks adjacent to your property
- Move snow to your yard or the parkway adjacent to your property
- Do not push snow from the sidewalk into the street
- Do not cover the crosswalks with snow
- Do not block alley entrances with snow
- Do not pile snow around fire hydrants

### Good Business Neighbor Guidelines:

- As winter approaches, all snow or ice must be removed from the walkway in front of your business.
- Sweep and clean up any trash around your property. Please sweep in front of your neighbors, as well.
- Keep lights on in front and rear of your property. If a light fixture needs to be changed, please call 311.
- If there are any vacant storefronts or doorways near your business, remove newspapers or exposed mail that is present.
- If there is a vacant property that needs maintenance, notify the owner or real estate agent or contact your local Alderman's office.
- Do not let trash receptacles near your property overflow with garbage.
- Maintain and keep dumpster storage areas and adjacent alley areas clean and free of debris.

Note: "Sandwich advertising boards" are not eligible for city permits. They are city Public Way offenses and will be ticketed by the city.

## SAVE THE DATE

SATURDAY, FEBRUARY 22, 2014

MARILLAC ST. VINCENT FAMILY SERVICES  
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## We'd like photos!

**D**o you have pictures of events and happenings in the Sheffield neighborhood from block parties, school graduations, unusual scenes or SNA-sponsored events like the Garden Walk and the Spaghetti Dinner? Send your pix to [sheffieldneighborhoodassociation@hotmail.com](mailto:sheffieldneighborhoodassociation@hotmail.com), Subject: "SNN Pix." Be sure to include your name and a very brief description of the event...who/what/where/when. Thanks!



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# 2013 — The year in review

The Sheffield neighborhood had another exciting year in 2013. Here are some of the key events highlighted in words and pictures.

## 2013 SNA Annual Meeting

The Sheffield Neighborhood Association held its 2013 Annual Meeting on February 5 at St. James Church, Fremont and Dickens. SNA members elected officers and directors and presented Educator awards to outstanding teachers and the Sheffield Star Award for community service. SNA Board members provided updates on the association and the neighborhood, and neighbors enjoyed refreshments from local establishments.



Outgoing SNA Schools Committee Chair Stephanie Linebaugh received the Sheffield Star Award from SNA President Dan Hermann (l) and First Vice President Ted Wroblewski.



43rd Ward Alderman Michele Smith discussed a number of issues at the Annual Meeting, including efforts to support local businesses and changing ward boundaries.

## Thanks to our advertisers

SNN thanks the following advertisers for their support in 2013:

Alderman Scott Waguespack  
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St. Vincent de Paul Center  
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Westend Dental

## Sheffield hosts 45<sup>th</sup> Garden Walk & Festival

The SNA Garden Walk Committee, with the combined efforts of 40 managers and over 300 volunteers, produced the 45th annual Sheffield Garden Walk & Music Festival on July 20-21, 2013.

The weather was warm but very tolerable. However, we did experience light rain at around 9 pm each night during the closing set of the headliner bands. More than 4,000 people viewed the gardens. The specialty garden tours and architectural tours were filled to capacity. The Kids' Corner was a huge success. The music lineup headed by Poi Dog Pondering, JC Brooks and the Uptown Sound, and Gaelic Storm was very well received. As a result of the Garden Walk's success, many community organizations and schools will benefit.

Please mark your calendar for the 46th annual Sheffield Garden Walk & Music Festival, July 19-20, 2014.

—Laury Lewis, Co-Chairman, Sheffield Garden Walk & Music Festival



Photos for SNN by Craig Skorburg



## 2014 Calendar

**February 9**, Sunday, noon, SNA Neighbor Day at DePaul women's basketball.

**February 10**, Sunday, 6 pm, SNA Board meeting.

**February 10**, Sunday, 7 pm, SNA Annual Meeting, St. James Church, Fremont and Dickens.

**March 4**, Tuesday, 7:15 pm, SNA Board meeting.

**March 28**, Sunday, 7 pm, SNA Spaghetti Dinner, Cortelyou Commons.

**April 1**, Tuesday, 7:15 pm, SNA Board meeting.

**May 6**, Tuesday, 7:15 pm, SNA Board meeting.

**June 6**, Friday, SNA Patrons' Party.

**June 10**, Tuesday, 7:15 pm, SNA Board meeting.

**July 1**, Tuesday, 7:15 pm, SNA Board meeting.

**July 19-20**, Saturday and Sunday, 46<sup>th</sup> Sheffield Garden Walk and Music Festival.

**August 5**, Tuesday, 7:15 pm, SNA Board meeting.

**September 2**, Tuesday, 7:15 pm, SNA Board meeting.

**October 7**, Tuesday, 7:15 pm, SNA Board meeting.

**November 4**, Tuesday, 7:15 pm, SNA Board meeting.

**December 2**, Tuesday, 7:15 pm, SNA Board meeting.

Check SNN or visit the SNA website at [www.sheffieldneighborhood.org](http://www.sheffieldneighborhood.org) to learn more about these and other neighborhood events.

# SNA committees report on 2013 activities

## Beautification and Parks

This past year was a year of continued growth for beautification in Sheffield, the "Garden District of Chicago." The 65 street planters located along the business thoroughfares and several residential streets were spectacular. Christy Webber Landscapes assumed the responsibility of planting and maintaining the planters. The planting theme this year focused on color combinations using foliage and blooming annuals. The winter greens that were added after Thanksgiving will give the planters a special look well into February.

A special thanks to those community volunteers who helped in the garden, including Tom and Jeannie Lawson. A great BIG thanks goes to Home Depot-Lincoln Park for providing perennial plants, mulch, and garden soil for the planting beds at Trebes and Clover Playlot as well as having many of its employees volunteering with the mulch installation.

The Trebes Park and Clover Playlot Advisory Councils completed their fourth year. Both councils have experienced an increase in participation, in great part to the increased neighborhood enrollment at Oscar Mayer School and St. Josaphat School. The parents at these schools recognize the value of having well-maintained parks with good playground equipment. The fund-raising campaigns have started for both parks to make the playground areas ADA-compliant. This will include new playground equipment and a soft surface area. The total cost for each park will be approximately \$750,000. This fund-raising effort will take several years and will be a joint effort by the Sheffield Neighborhood Association, Chicago Public Schools, Chicago Park District, and the parents of the school children.

The Oz Park Baseball League completed its fourth year of baseball leagues for more than 1,000 neighborhood boys and girls. As part of our neighborhood agreement, the Oz Park Baseball League again committed \$5,000 towards capital improvements at Trebes Park.

It is not necessary that you be a Sheffield resident in order to be involved with the Advisory Councils. To volunteer, please contact Audra Berg for the Trebes Park Council at audraberg@juf.org or Michelle Bracke for the Clover Playlot Council at mbracke@lbbslaw.com.

—Laury Lewis, Chair

## Communications

The SNA Communications Committee continued to oversee the publication of the bi-monthly Association newsletter, the *Sheffield Neighborhood News* or *SNN*; the Association's website, and the Association email communications systems.

In 2013, the *SNN* continued the tradition of a "Year in Review" in the January/February issue. The July/August issue focuses on the Sheffield Garden Walk & Music Festival. As of 2013, these two issues are printed, while the other four issues are posted online only (March/April, May/June, September/October, November/December).

The number of visitors to the SNA website, [www.sheffieldneighborhood.org](http://www.sheffieldneighborhood.org), grew again in 2013. We are attracting more visitors with more frequent postings. In addition, we have a "Neighborhood Pulse" section on the website, which is designed to keep the community apprised of important issues going on in the Sheffield neighborhood.

Finally, the Committee continued to inform the membership of safety alerts, meetings, events, and other time-sensitive information through periodic email blasts.

—Laurie Dombrowski, Hilliary Szanto, and Ted Wroblewski, Co-chairs

## Events

SNA-sponsored events brought out young and old to enjoy activities under the stars again in the summer of '13. On June 11, long-time friends and family-friendly 'St. Jams' filled the evening with its wide range of pop sounds. Then, on July 25 – not the Rolling Stones, but the next best band, 'Sticky Fingers,' rocked the park and the night with a performance that brought the crowd to its feet. Unseasonably cool weather on August 13 did not diminish attendance as "Hotel Transylvania" was screened. The movie drew our largest crowd ever as Trebes was packed with picnickers to see Dracula and his friends. Special thanks to the Chicago Park District for its participation. Check the SNA website for summer of '14 events.

—David Bassin, Chair

## Neighborhood Relations

The Neighborhood Relations Committee (NRC) continues to be your voice for neighborhood-related issues such as new business license applications, sidewalk café applications/renewals, and liquor licensing. The committee works to improve issues for the community that can affect you and your neighbors.

When new or existing businesses request sidewalk cafes, liquor licenses, valet zones, Loading Zones, and the like, both 32<sup>nd</sup> Ward Alderman Scott Waguespack and 43<sup>rd</sup> Ward Alderman Michele Smith request an opinion from the SNA community.

SNA's process begins with the NRC, to which the business presents its plan or request. In most cases, the requested license will directly affect the community and its neighbors. After a request is made, the NRC schedules a Community Meeting that gives the neighbors the opportunity to view the plans and voice their approval, issues, concerns and suggestions for the request. The NRC hand-delivers Community Notices to all residential and retail neighbors within a 3- to 4-block radius of the business presenting the request. The meeting is held in a convenient and neutral location and both the appropriate Alderman and staff are invited to attend. The meeting is also announced several times in an email blast to the community and SNA membership.

After the conclusion of the meeting, the NRC presents the outcome to the SNA Board, taking into account the input gathered from the attendees and makes a recommendation to the Board. The SNA Board usually adopts the recommendation, but may revise or reject it. The Board then communicates its recommendation to the appropriate Alderman. The final approval rests with the Alderman and is contingent upon the business meeting all city requirements regarding permits, inspections, and other conditions.

The NRC conducted a Community Meeting in April 2013 to discuss Homeslice's application for a sidewalk café. The community overwhelmingly approved this addition to the neighborhood.

—Patty Hayes, Chair

## Planning

The most notable completion of a project in 2013 was the new DePaul University Theatre School Building on Fullerton and Racine. The building opened for classes for the Fall Quarter and received popular and critical acclaim for both its appeal as a public performance place and as an ideal facility for students learning the theatre arts. An open house in September and a Lincoln Park Community Research Initiative program in November gave DePaul an opportunity to show off its newest gem to the community. A night at the theatre for the community scheduled for February 6 will enable neighbors to enjoy a theatrical performance at this new local attraction.

Meanwhile, DePaul and Aldermen Smith and Waguespack presented a new proposal for Kenmore Avenue between Belden and Fullerton. Previously, neighbors had expressed their displeasure with DePaul's proposal to vacate the street and to make it part of its campus. This was replaced with a plan for a European-style "woonerf" along Kenmore. This would transform Kenmore into a special kind of public street that would still permit vehicular traffic but would eliminate parking and make the space a shared public space with pedestrians, bicycles and slow moving traffic. The plan was presented to the community at a meeting in October. Many residents complained that this plan still left them with a community where there was too much traffic congestion, especially on Sheffield Avenue near Belden, and the loss of 47 parking spaces. Little has been heard since that meeting from the proponents, but it can be anticipated that the question of what will happen to Kenmore will come up again. DePaul's next construction project is the new School of Music on the east end of the campus along Halsted. Look for things to happen later this year.

On Armitage, the plans for a new Walgreens at Dayton and Armitage are proceeding. The plans for the new building have caused consternation as not being very sensitive to the surrounding landmark district. Questions about how deliveries and traffic will be handled

Continued on page 7

## 10 years ago in Sheffield

A review of the 2003 issues of the *Sheffield Neighborhood News* produced the following memories:

### January/February

SNA received several honors from Mayor Daley's Landscape Awards program in recognition of its neighborhood beautification program. The city rezoned a parcel of land on the 2100 block of Elston to business use to enable a Best Buy store to be built.

### March/April

The Chicago City Council approved the Armitage-Halsted Landmark District. SNA honored volunteers and elected officers and directors at its Annual Meeting.

### May/June

Volunteers were sought for the 35<sup>th</sup> annual Sheffield Garden Walk & Festival. The annual Patrons' Party was held on May 30. The Chicago Commission on Landmarks approved plans by Argo Tea to renovate the storefront at Armitage and Sheffield.

### July/August

July 19 and 20 were the dates for the 2003 Garden Walk. The Chicago Commission on Landmarks recommended that the Fremont rowhouses be designated a city Landmark District. DePaul's Athletic Center on Sheffield expanded its loading zone by 60 feet.

### September/October

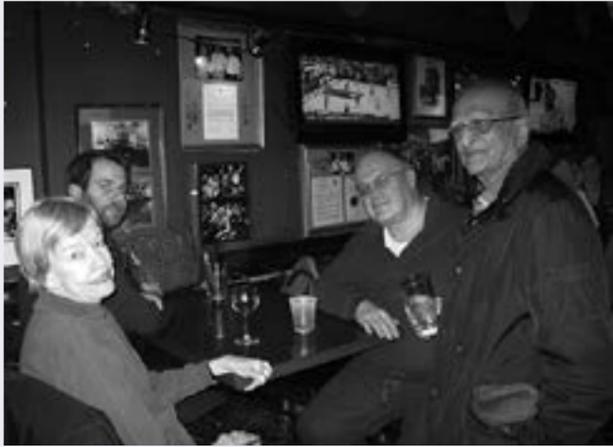
A rain-free weekend ensured the Garden Walk's success. The CTA announced it had completed its design plans for renovation of the Brown Line, including the Fullerton station.

### November/December

Cook County Assessor James Houlihan answered questions about recent reassessments at a community meeting co-sponsored by SNA. Association representatives met with the city's Streets and Sanitation Department to discuss deterioration of service in the 32<sup>nd</sup> Ward.

— Jay Becker, SNN Editor

## Looking back at 2013



Friends and neighbors gather at Kelly's Pub before heading to the DePaul women's basketball game on February 6.



Raising chickens is part of the Oscar Mayer Magnet School Garden Project.



Home Depot's "associate A team" came to Trebes Park to distribute over 200 bags of mulch to enhance the park's award-winning gardens.



"Limits" by artist Joey Manson, located near Halsted and Dickens, was sponsored by the SNA as part of the Lakefront Sculpture Exhibit.



An artist's rendering of the proposed Walgreens at Armitage and Dayton.



SNA Parks & Beautification Chairman Laury Lewis (l) with newly elected officers of the Trebes Park and Clover Playlot Advisory Councils.

## SNA Committees report on 2013

Continued from page 5

also concerned the neighbors. Nonetheless, the proposed building can be built "as of right" under existing zoning and it is anticipated that it will be completed in the upcoming year. Alderman Smith is negotiating an Operations Agreement with Walgreens about hours of operation and other issues. The SNA it is anticipated will be a signatory to such an agreement once it is finalized, assuming it is satisfactory to the community.

2014 should see the beginning of the Fullerton Streetscape project funded by the Illinois Department of Transportation and the City. This will include street and sidewalk improvements on Fullerton between Ashland and Racine. The plans have been in the works for a number of years. There was a public meeting in 2012. Details can be seen on Alderman Waguespack's website. This project will be in the 2<sup>nd</sup> Ward under the new ward map. Also on Fullerton, a developer has revealed plans for a new residential condominium development in the Fullerton State Bank Building at Fullerton and Janssen. A proposal a few years ago for a live theater at this site fell through. This project will require a zoning change and the SNA Planning Committee hopes to meet with the developer soon to review his plans. The community nearby will have a chance to review and provide input regarding this plan.

To the south of Sheffield, a developer has proposed a large mixed-use development at Willow Street between Halsted and Dayton. The RANCH Triangle and Lincoln Central Associations have expressed concern about this project, which would eliminate an existing Planned Development for this area and call for the demolition of several significant historic structures for a project with considerable additional density. This proposal will be the focus of further interest in the upcoming year and the SNA should be interested in what happens, as it will no doubt could influence development efforts further north along Halsted.

With regard to the Children's Memorial site, 2013 was a year of waiting while issues relating to the future of Lincoln School seemed to hold up planning. However, the logjam broke late in the year and on January 14 at the Community Meeting, we saw what the likely future project will look like. See the article on page 2. 2014 should be a year of progress in seeing this project become a reality.

— Ted Wroblewski, Chair

## It's time to apply for sidewalk cafés

BY PATTY HAYES

The sidewalk café season begins March 1, and ends December 1. Sidewalk café permits have a nine-month term, and must be applied for, and issued, every year. Renewal applications were sent in January to all businesses that enjoyed a sidewalk café in the 2013 season.

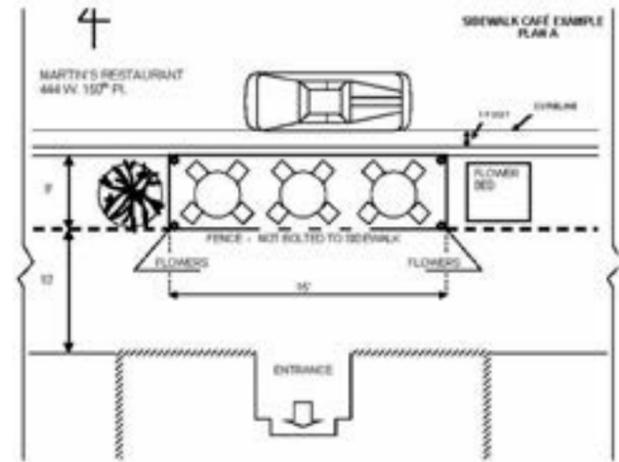
Businesses with a valid Retail Food Establishment License may apply for a sidewalk café allowing them to serve food outside their restaurants on the sidewalk. Applicants intending to serve liquor at a sidewalk café must have a valid liquor license pursuant to Chapter 4-60 of the Municipal Code of the City of Chicago.

**Sidewalk Café Applicants:** In order to open by March 1, business owners are required to submit their Plan of Operations and photos of their proposed Sidewalk Café Site Plan (submitted on 8 1/2 x 11 paper) to the appropriate 32<sup>nd</sup> and 43<sup>rd</sup> Ward Alderman's offices for review prior to the February 2014 City Council, which has final approval.

**The City of Chicago has very strict guidelines for approval of sidewalk cafes.**

**Minimum requirements include:**

- A Plan of Operation (including photos) submitted to the Business Assistance Center, City Hall, Room 800, 121 North LaSalle, Chicago, IL 60602 (312-744-6249).
- Minimum non-refundable payment of \$600 must be submitted for the Sidewalk Café Permit.
- Plans must be clear and readable. Photocopies will not be accepted.
- A minimum of 50% of the boundary of the sidewalk café must be covered with live plants and foliage – no portion of the plants shall extend over the permitted café area.



A sample sidewalk café plan from the city's application form.

- A minimum of 6 feet of clear space is required for pedestrian passage from the furthest edge of the sidewalk boundary/landscaping to any permanent structure on the public way.

Businesses not in compliance should be reported to the Local Alderman's Office and will be subject to a \$250-\$500 fine, per offense.

**The hours of Sidewalk Café operations in the Sheffield Neighborhood are 8 am – 10 pm.**

The Sheffield neighborhood enjoyed the following sidewalk cafes in 2013: Starbucks (Webster), McGee's, Tarantino's, Ja Grill, Athenian Room, Glascott's, Argo Tea, Annette's Italian Ice, David's Tea, Hanabi, John's Place, Webster Wine Bar, Café Floriole, Homeslice, El's Kitchen, Sal's Deli, Jam N' Honey, and Chez Moi.

**Patty Hayes chairs SNA's Community Relations Committee.**

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Saturday: 5 p.m.  
Sunday: 8 a.m. & 10 a.m. (Choir mass)  
5 p.m.  
9:30 p.m.  
When DePaul University is in session



## Sheffield Neighborhood Association

Welcome to our website

[www.sheffieldneighborhood.org](http://www.sheffieldneighborhood.org)

**History:** the roots of our neighborhood and its evolution to the present.

**Happenings:** the events and activities impacting the neighborhood today.

**Helpful Hints:** information on city services and local businesses.

Please visit us today and everyday!

# Community safety update

BY JOHN ROBERTS

2013 was a good year with major crime in a downward spiral, partly due to a strong police presence and a neighborhood watching out for suspicious activities and reporting them to the police. Please keep up the good work and let's make 2014 even better.

This time of year is great to sit around with a good fire going in the fireplace. Remember to use seasoned wood to avoid a smoky situation. Also do not use fresh pine, like your chopped-up Christmas tree, due to the resin that might coat the inside of your chimney. A build-up of creosote could eventually lead to a chimney fire.

## Fire Safety

Making a home safe from fire is the whole family's responsibility. Work together, from the oldest to the youngest, to come up with an emergency escape plan in case of fire or other emergencies. Almost everyone now has a cell phone; you should have ICE, in case of emergency, programmed into your phone. This list should also be posted by your home phone and/or on the refrigerator. If your house is multi-storied, a retractable ladder may be necessary for part of your escape plan.

Teach everybody to crawl under smoke to escape during a fire, also covering their mouths and noses with a towel or shirt to avoid the smoke.

Post a sign in your window advising the fire department that there are pets in the house.

Keep fire extinguishers in your kitchen, garage, and basement, and go over their operation with the family. In some condominiums, common areas have fire extinguishers; check the tag to see if they are up to date on inspections.

A final reminder: While you are out shoveling, do the fire department a favor and clean the snow from around the hydrants, every second counts if they have to be used.

Have a safe and happy 2014!

## Crime Reminders, Bulletins

1. Always remember when something seems suspicious or you witness a crime, do not hesitate to call 911. Without your help, the Chicago Police have a harder time protecting the neighborhood.

2. SNA urges you to sign up for crime bulletins provided by the Chicago Police Department's Sergeant Schulman. The bulletins advise the community of the area incidents and/or criminals that are operating in this neighborhood. Sign up by sending a request via email to Cynthia.Schumann@chicagopolice.org. If you have any questions regarding the latest crime bulletins, call

the 18<sup>th</sup> District Community Policing Office at 312-742-5778.

## Crime Track

For some time, SNA has tracked the major incidences of crime, to keep the neighbors informed. Your vigilance has helped the police to keep this area's crime incidence down. Please keep up the good work by getting involved with the CAPS meetings and calling **911**.

Initially, the project has been tracking non-domestic crimes to persons that occur on the streets, sidewalks, and alleys. The statistics will be somewhat dated in that they are based upon what is available from the Chicago Police Department's CLEARpath website on the date that material must be submitted for publication. Thus, for this issue, the project tracked crimes from October 20, 2013, through December 25, 2013. This is not every incident but gives a good representation of the activity.

DAY/TIME	BLOCK	LOCATION	CRIME TYPE
OCT. 23/ 10:30 AM	2200 N. Sheffield	Street	Domestic Simple Battery
OCT. 27/ 3:45 AM	800 W. Fullerton	Street	Simple Battery
OCT. 28/ 4:30 PM	900 W. Armitage	Street	Simple Battery
NOV. 04/ 9:00 AM	2000 N. Armitage	Street	Simple Assault
NOV. 11/ 1:25 AM	1100 W. Belden	Street	Robbery
NOV. 15/ 2:11 AM	900 W. Fullerton	Sidewalk	Simple Battery
NOV. 19/ 2:50 AM	2100 N. Clybourn	Street	Aggravated Battery
NOV. 28/ 10:45 AM	1000 W. Armitage	Street	Simple Battery
DEC. 15/ 3:20 AM	800 W. Fullerton	Street	Strong Armed Robbery

## TOTALS

Oct. 20-Dec. 16 (approximately 67 days) x 9 incidents = 1 incident per 7.44 days

Aug. 20-Oct. 16 (approximately 58 days) x 13 incidents = 1 incident per 4.46 days

June 22-Aug. 19 (approximately 58 days) x 8 incidents = 1 incident per 7.25 days

## Upcoming Dates to Remember

CAPS Meetings:

The Chicago police department monthly CAPS meetings are helpful in understanding the policing efforts in our district (the 18<sup>th</sup>). The police prepare charts and maps that identify all crimes committed in the last month and discuss their efforts to arrest the perpetrators. They also bring the incident reports if a member of the community wants further details of a crime. In addition, the police bring guest speakers from the various departments to discuss their roles in the prevention of crime and give helpful suggestions on how the community can help. The police have a number of pamphlets pointing out ways to protect yourself and the community, as well.

Attending a CAPS meeting is the best way to communicate your concerns to the officers who patrol your community. SNA members attend the meetings, but they need your support. I strongly urge members of the community to take an active interest in the CAPS program to show community support for the police.

\*Beats 1811, 1812, 1813 & 1814

(1811-North Ave north to Fullerton, Sheffield west to the

Chicago River)

(1812-Armitage Ave north to Fullerton, Sheffield east to Sedgwick)

(1813-North Ave north to Armitage, Sedgwick west to Sheffield)

(1814-North Ave north to Fullerton, Sedgwick east to the Lakefront)

2<sup>nd</sup> Thursday of every odd month at 7 pm, Old Town Triangle Center, 1765 N. North Park Ave.

**John Roberts chairs SNA's Community Safety Committee.**

## DePaul University Neighborhood Parking Program

DePaul University invites its residential neighbors to participate in the Neighborhood Parking Program, which makes evening and weekend parking permits available — free of charge — to eligible residents.

### Eligibility

Residents must reside within these boundaries: Altgeld on the north; Armitage on the south; Halsted on the east; and Wayne on the west. Proof of area residency is required at the time of registration. Participation is limited to one permit per household. A DePaul parking hang tag is required to park in all DePaul facilities. A DePaul access card is required for entrance to the Clifton garage. A parking permit does not guarantee an available space in the parking facilities.

### Term of Parking Permit

September 1, 2013 through August 31, 2014

### Available Parking Times

#### In student surface lots:

Monday through Friday – 4 pm until 8 am\*  
Saturday and Sunday – available all day

#### In the Clifton garage:

Monday through Friday – 4 pm until 8 am\*  
Saturday and Sunday – available all day

\* Subject to change if necessary

### Registration

Area resident parking permits are available at the DePaul University Parking Services office, 2320 N. Kenmore, room 177, Monday through Friday, 8:30 am to 4:30 pm. Applications are available at the Parking Services office or on-line at <http://cgia.depaul.edu/Community/Neighborhood/Neighborhood.html>. You can type your data on the form, print it, sign it and return it to Parking Services with the proper identification.

**Please note: If you already have an access card, please bring it with you when you register or include the card number on the application, so that we can program the card to give access for the new academic year. Lost access cards will incur a \$15 replacement charge.**

**Note:** Parking permit applications can be mailed to the Parking Services Office. Mail the completed application and a photocopy of two IDs with current address (e.g., driver's license, state of Illinois ID, etc.), or a photocopy of one ID and one proof of residency such as a utility bill with your current address.

### Enforcement

Proper registration and available parking hours will be enforced. New registration tags are required by Tuesday, September 3, 2013. Other parking rules and regulations apply.

**For additional information, contact the DePaul University Parking Services office at 773-325-7275.**



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### MASS SCHEDULE

Sunday	Saturday	M-T-F	W-Th
8am, 10am, 12:00pm	5:00pm	8:15am	6:30pm

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[ads@sheffieldneighborhood.org](mailto:ads@sheffieldneighborhood.org)

# Attention, Sheffield neighbors!

**D**o you enjoy receiving the *Sheffield Neighborhood News*? Do you enjoy seeing the planters on corners of our commercial streets? Do you enjoy the neighborhood events? Do you know that the Sheffield Neighborhood Association works with the Aldermen's offices and city departments to help provide guidance on neighborhood needs? Do you know that SNA is a volunteer group of residents and businesses

that work together to improve the conditions of life, work, recreation, health and safety of our neighborhood? Would you like to receive e-mail notices about neighborhood issues and events?

Please support SNA by becoming a member! Just because you receive the *Sheffield Neighborhood News* does not mean you are an SNA member. Read this issue of *SNN* to see all that SNA does for you!

For your convenience, you can pay the small fee by check or credit card and renew for a one or three-year period.

If you are not now a member, we urge you to join. Membership dues are: Family \$20 1-year or \$50 3-years; Individual I at \$15 1-year or \$35 3-years, Senior \$5 1-year or \$10 3-years, Business \$25 1-year or \$60 3-years. Please complete the form below and mail it with your check to the Sheffield Neighborhood Association, 2233 N. Kenmore, Chicago, IL 60614. If you are a member but have not received your membership window decal and would like to display one, please let us know at sheffieldneighborhoodassociation@hotmail.com.

## SNA Business Members

Please shop locally and support the following SNA business members:

2 point perspective, inc.	2120 N. Bissell
32nd Ward Alderman Scott Waguespack	2657 N. Clybourn
43rd Ward Alderman Michele Smith	2523 N. Halsted
AHWA c/o 1154 Lill Studio*	904 W. Armitage
Armitage Racine Currency Exchange	1166 W. Armitage
AT&T, Illinois	225 W. Randolph
Paula Arnett of Baird & Warner	737 N. Michigan
Baker Construction Group	2222 N. Elston #201
Bauhs Creative Group	904 W. Webster
Beaumont Bar & Grill	2020 N. Halsted
Berens Insurance Agency	835 W. Webster
Blue Moon Brewery	441 N. Kilbourn
Carol Wolk Interiors	2000 N. Clifton
Carly Rizer of Christy Webber	
Landscapes	2900 W. Ferdinand
Chicago Beverage Systems	441 N. Kilbourn
Christy Webber Landscape Farm & Garden	
Children's Hospital of Chicago	2900 W. Ferdinand
Cotelac	225 E. Chicago
Dee's Restaurant	1159 W. Webster
Dentistry for Children and Families	1114 W. Armitage
DePaul Library	1721 N. Halsted
DePaul University	2350 N. Kenmore
Derby Bar & Grill	1 E. Jackson
Dirk's Fish and Gourmet Shop	1224 W. Webster
Dr. Lori Portnoy	2070 N. Clybourn
Faith & Whiskey	954 W. Armitage
Family Pet Animal Hospital	1365 W. Fullerton
Fifth Third Bank	1401 W. Webster
Floriola Bakery	145 W. North
Fortunate Discoveries, Inc.	1220 W. Webster
General Iron Industries, Inc.	1022 W. Webster
Glascott & Associates	1909 N. Clifton
Golden Nail Builders, Inc.	2156 N. Halsted
Grand Street Gardens	2052 N. Seminary
Hellman Frame Shop	2200 W. Grand
Home Depot, Lincoln Park	2152 N. Bissell
ICM Properties	2665 N. Halsted
John's Place	1438 W. Belmont
K. Paige Salon	1200 W. Webster
Kelly's Pub	956 W. Webster
Killion	949 W. Webster
Kincade's	1006 W. Armitage
Kremin & Associates, a personal injury firm	950 W. Armitage
Lakeshore Sport and Fitness	
Laudi Vidni	2312 N. Janssen
Lincoln Park Chamber of Commerce	1320 W. Fullerton
Little Sisters of the Poor	1007 W. Armitage
Lori's Designer Shoes	1925 N. Clybourn
Mario's Place Barber Shop	2325 N. Lakewood
McCaffrey Interests	824 W. Armitage
McGee's Tavern & Grille	2347 N. Southport
Milito Car Wash	875 N. Michigan #1800
Milito Mobil	950 W. Webster
My Corner Playroom	1106 W. Fullerton
Nancy Krause Floral Design	1106 W. Fullerton
Nookies Too, Inc.	2121 N. Clybourn
Oh, Olive	1101 W. Webster
OSP: Original Smith Printing	2114 N. Halsted
PNC Bank	904 W. Armitage
Rinehart Design Group	
Robinson's #1 Ribs	1640 W. Fullerton
Millie Rosenbloom of Baird & Warner	1216 W. Webster
Roy's Furniture	655 W. Armitage
Sai Café, Inc.	2762 N. Lincoln
Sal's Deli	2315 W. 27th
Serpe Insurance	2010 N. Sheffield
Sir Speedy	1013 W. Webster
Spex	2538 N. Lincoln
St. James Lutheran Church & School	1711 N. Clybourn
St. Josaphat Church	2136 N. Halsted
St. Vincent de Paul Center	2101 N. Fremont
St. Vincent's Church	2311 N. Southport
State Restaurant & Café	2145 N. Halsted
Stuff	1010 W. Webster
Tarantino's	935 W. Webster
The Local Option	955 W. Webster
The Poison Cup	1112 W. Armitage
The Salvation Army Thrift Store	1102 W. Webster
Thrivent Financial for Lutherans	1128 W. Armitage
Treasure Island	2258 N. Clybourn
Vrai Amour	1023 W. Webster
Webster Pilates & Wellness Collective	2121 N. Clybourn
Webster's Wine Bar	953 W. Webster
West End Dental	1141 W. Webster
Zig Zag Kitchen	1480 W. Webster
	1166 W. Armitage
	2436 N. Lincoln

\*Armitage Halsted Webster Association of merchants.

## Where can I find the Sheffield Neighborhood News?

**T**he SNA publishes the *Sheffield Neighborhood News* bi-monthly: January-February, March-April, May-June, July-August, September-October, and November-December. The January-February and July-August issues are printed; the other issues are published online at [snn.sheffieldneighborhood.org](http://snn.sheffieldneighborhood.org). Currently, the printed issues of *SNN* are distributed to every doorstep – whether residential, business, or commercial – within the SNA boundaries, which extend from the west side of Halsted west to the River and from the north side of Armitage north to the south side of Fullerton.

Are you within the boundaries but not receiving *SNN* regularly? Send SNA your address and any special instructions to [sheffieldneighborhoodassociation@hotmail.com](mailto:sheffieldneighborhoodassociation@hotmail.com).

You also can pick up extra hard copies of the printed issues of *SNN* at one of the many bulk drop locations in and around the Sheffield neighborhood. These include many of our local businesses as well as the following locations:

- |  |                   |
|--|-------------------|
| 32 <sup>nd</sup> Ward Alderman Waguespack's Office | 2657 N. Clybourn  |
| St. James  | 2101 N. Fremont   |
| Chicago Public Library                             | 1150 W. Fullerton |
| DePaul Student Center                              | 2101 N. Sheffield |
| DePaul Rec Center                                  | 2235 N. Sheffield |
| DePaul Library                                     | 2350 N. Sheffield |
| St. Josaphat                                       | 2311 N. Sheffield |
| St. Vincent dePaul Church                          | 1010 W. Webster   |
| 43 <sup>rd</sup> Ward Alderman Smith's Office      | 2523 N. Halsted   |

If none of the above locations are convenient for you, contact SNA for the location of a business near you that receives a bulk drop.

### How can I....

Get involved with the Garden Walk? Work on the Sheffield Beautification Project? Help out with the Spaghetti Dinner? Make my voice heard? Find out what's going on in MY community?

### Join the Sheffield Neighborhood Association!!

Enclosed is my check or charge my credit card for \$\_\_\_\_\_

	One Year	Three Years	One Year	Three Years
Family membership	\$20	\$50	Senior membership	\$5 \$10
Individual membership	\$15	\$35	Business membership	\$25 \$60

Credit Card  MasterCard  Visa  Discover Card Expiration Date \_\_\_/\_\_\_

Credit Card Number \_\_\_\_\_ Signature \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Areas of interest (Planning, Garden Walk, Historic Resources, Beautification, Events, etc.): \_\_\_\_\_

**Please mail to: Sheffield Neighborhood Association, 2233 N. Kenmore, Chicago, IL 60614 or fax to: 312-592-7565 if using credit card.**

## Planning a block party

These parties, popular in Sheffield, officially are recreational street closures for residents to hold an annual event for their neighborhood. Residents may apply to close their stretch of a residential side street between 10 am and 10 pm. Permits are issued by the city Department of Transportation. Why plan a block party? As former SNA Board member Jeffrey Markowitz observed in the January 2009 SNN, "Planning the parties and the events themselves create opportunities to strengthen your relationships with neighbors you may already know and also to meet many other neighbors you wouldn't otherwise have the opportunity to meet. A block party is a fantastic opportunity to get the neighborhood kids and adults together and can quickly become an annual event that all neighbors look forward to. The planning of the event, which can take place over the course of several meetings, is a collaborative effort that can provide a chance for neighbors to contribute their skill and creativity."

32<sup>nd</sup> Ward Alderman Scott Waguespack's office advises that if this is your first time applying for a block party or you have not had one in the past two years, circulate a petition among your neighbors demonstrating support for the event. He also encourages residents to submit applications at least 30 days in advance to allow time to plan and notify your neighbors.

His office can supply or facilitate a number of items; you may need to arrange pick up and drop off of some items:

- "No Parking" signs
- Barricades (first come, first served)
- Popcorn machine (first come, first served)
- Fire engine and crew from the Chicago Fire Department
- Police canine unit or mounted police
- Jumping Jacks (first come, first served)

Copies of petition and request forms are available at the 32<sup>nd</sup> Ward office in the 2011 32nd Ward Block Party Application Packet, which also is available on line at <http://ward32.org/wp-content/uploads/2010/01/2011-32nd-Ward-Block-Party-Application-Packet.pdf>.

Following is a step-by-step block party recipe used successfully by Markowitz and his neighbors. His advice: "Start planning early in the year."

- Appoint a block party leader.
- Pick a date for the block party — be sure to select it several months in advance.
- Secure a block party permit through your alderman's office.
- If this is your neighborhood's first block party, you will need to get a signed petition. Contact your alderman's office for details.
- Communicate date to neighbors. This can be done via e-mail or a paper flyer (since not everyone has e-mail).
- Organize several planning meetings to:
  - Develop a schedule for the day.
    - Set up committees to plan and manage kids' activities, music, donations, communications, and signage and flyers.
    - Organize who will bring food, drinks, etc. (we do it block by block).
    - Devise a job schedule, including set-up and clean-up detail for the day.
    - Design a funding strategy to help offset event costs (corporate sponsor, solicit neighborhood monetary donations, entrance fee).
- You may want to secure a tent in case of poor weather.
- Organize kids events, for example, bouncy, arts and crafts, bike parade, water balloon fight, piñata.
- Organize music, DJ, band, etc.
- Organize street cleaning for the weekend in advance of the event.
- Post laminated signage in the area highlighting the event at least 3 weeks in advance.
- Put up No Parking signage obtained from the alderman's office the week of the event.

## 2013 Sheffield\* real estate transactions

BY PAULA ARNETT

The Sheffield neighborhood\* real estate market continues to experience a turnaround, with excess inventory being absorbed and prices increasing. The number of transactions in 2013 was 213, up 10% from 2012 with 193 transactions. 2006 was the last time the neighborhood experienced that number of transactions of 211.

The number of single-family sales in 2013 was 46, an increase of 7% over 2012's 43. However, the average selling price of a single-family home in 2013 was \$1,444,495, a decrease of 9% over 2012's average selling price of \$1,596,110.

Condo sales of 156 for 2013 increased by 12% over 2012's 139. The average selling price of a condo in 2013 was \$483,615, an increase of 2% when the average selling price was \$476,100 in 2012.

In 2013, 9 multi-unit transactions closed with an average selling price of \$946,667 and 9 closed in 2012 with an average selling price of \$789,111.

Two vacant land transactions occurred in 2013 with an average selling price of \$601,250.

### FYIs

A single-family home in the 2100 block of Magnolia that sold for \$949,000 in June 2013 has been torn down and new construction is underway. A multi-unit property in the 2200 block of Southport that sold for \$550,000 in October 2013 has been torn down. A multi-unit property in the 1100 block of Fullerton that sold for \$625,000 in August 2013 has new construction of three condos priced: #1 \$899,000, #2 \$609,000, and #3 \$725,000.

### Miscellany

- The **Mortgage Debt Relief Act of 2007**, which forgave being taxed on the canceled debt in a short sale or foreclosure of a primary residence, expired on December 31, 2013.

- The **Federal Housing Administration** reduced their insured loan limit amount for the Chicago area for single-family homes to \$365,700 from \$410,000. Loan limits for two-, three-, and four-unit properties are also being reduced to \$468,150, \$565,900, and \$703,280, respectively, for the Chicago area. In addition, the annual mortgage insurance premium will increase by 0.10%, and borrowers will be required to pay mortgage insurance premiums over the life of the mortgage, instead of being able to cancel their insurance once the principal amount due reaches 78% of the original loan size.

- The City of Chicago now requires a pamphlet about **Bed Bugs** be attached to every new or renewed lease. If you would like a copy of the pamphlet, please let me know.

- **Cook County Erroneous Property Tax Exemptions:** The erroneous exemption bill, which passed the House in March, gives assessors throughout Illinois the means to recoup funds from those who have improperly received homeowner, long-time, senior citizen, senior freeze, disabled persons' or disabled veterans' exemptions. The bill includes a provision for clerical errors by an assessor's office which nullifies interest and penalty charges for homeowner exemptions received in error. Those who receive a notice from the assessor's office that they are fraudulently getting an exemption will have the option to appeal the finding within 30 days. In addition, the bill allows the chief county assessment officer to administer property tax liens on the homes of those taxpayers who have received undue property tax exemptions. The Cook County Assessor's website has a form for anonymously reporting those known or suspected of receiving fraudulent exemptions.

- **2014 Interest Rate for Landlords and Tenants:** The City of Chicago Residential Landlord and Tenant Ordinance (RLTO) requires the City Comptroller to set the rate of interest to be paid on security deposits held by landlords. The rate is calculated annually based on a formula tied to actual market rates. The new rate for **2014 of 0.013%** applies to all residential rental agreements in which the lease term begins from January 1, 2014, to

December 31, 2014. The amount of interest paid on security deposits is determined by the rate in effect on the date the lease term commences. Owner-occupied buildings of six or fewer units are not required to pay interest on security deposits. City code requires that a general summary of the RLTO and a separate summary on security deposits, including the required rate of interest, be attached to each lease. If you would like a copy of the summary, please let me know.

- **Condo Refuse Rebate:** The deadline for filing the rebate form to your Alderman's office by the Property Management Company or Condominium Association is January 15, 2014.

My **16<sup>th</sup> Annual 2013 Sheffield Neighborhood Real Estate Market Report** will be published soon, and many more details and statistics will be included. If you would like a copy of this report or a previous report, please contact me at 773-294-1822 or [paula@paulaarnett.com](mailto:paula@paulaarnett.com).

*Paula Arnett is a Broker Associate with Baird & Warner specializing in residential real estate sales for over 25 years.*

\*Sheffield's boundaries are Armitage on the South, Fullerton on the North, Halsted on the East and the Chicago River on the West.

### Join your neighbors for DePaul theatre night

Thursday, February 6, will be the date for Lincoln Park Neighbors Night at the Theatre School at DePaul University, 2350 N. Racine. A 6:30 pm pre-show cocktail reception will be followed by a 7:30 pm performance of "A Free Man Of Color" by John Guare, directed by Phyllis E. Griffin, and an optional post-show discussion. This Restoration comedy is recommended for mature audiences.

Reserved tickets are \$15 each. Use the code "neighbors" when purchasing tickets online at [theatre.depaul.edu](http://theatre.depaul.edu) or by calling the box office at 312-922-1999.

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