



Sheffield Neighborhood News

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January / February 2015

Planning issues challenge Sheffield in the year ahead

BY TED WROBLESKI

2014 was the year that the recovering economy brought renewed significant development to Sheffield, particularly with regard to residential development, while the new Walgreens under construction on Armitage was the subject of considerable controversy. On the 2000 block of Dayton Street, a developer is planning two large homes on three lots where a six-unit condominium building once stood. He is also developing another home on the 2100 block of Dayton. There is also another project scheduled for the 2100 block of Dayton where three homes are being torn down for a large single-family home. Similarly, a large new home is under construction on the 2000 block of Kenmore, and DePaul University has sold the former theater school property on the 2100 block of Kenmore, a seven-lot parcel that is being divided up for three large new residences. Other teardowns and new construction are being done throughout the Sheffield neighborhood as well as in other parts of Lincoln Park and nearby North Side neighborhoods.

While some of the teardowns and new homes have been done without any zoning changes or variances, many of the new projects have spawned controversy regarding side-lot variances, rear lot variances, and what is

allowable in the supposed rear yards, stairways, connectors, roof decks, garage decks, and other areas, given the desire of developers and new owners to maximize the amount of living space in these homes. Controversy has arisen over interpretation of the zoning code regarding some of these issues. In other cases, it appears that homes have been built according to plans that have passed through city approval even though certain parts of the plans did not comport with the zoning ordinance. In particular, one new residence on Fremont became a source of considerable controversy as plans were approved without any zoning variances or administrative adjustments, even though the garage setback did not conform to the Code and the elevated rear yard and side lot set back also appeared to violate the Code. This resulted in complaints from the neighbors, a stop work order, and a proceeding before the Zoning Board Appeals for variances after the new home was built.

While the concern about what is allowed in a supposedly open backyard and on a roof or garage deck continues, these issues have been superseded in some respects by the concern about multi-lot residential development. The trend of the super-houses which had been concentrated in the area east of Halsted and south of Armitage is spreading to other parts of Lincoln Park, including Sheffield. While the areas on Burling, Orchard, and Howe are zoned RM4.5 and do not have alleys so that larger homes and driveways could be expected, our area is zoned RT4 and has alleys, more suitable for single-family homes and two- and three-unit buildings on lots of 25- or 37.5-foot width and 125-foot depth. Multi-lot-size homes will change the character of these blocks. Will driveways be allowed even though there is an alley? This will be something for the city and community will have to address on a more frequent basis in 2015 and succeeding years.

Another planning issue for 2014 was the

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Save the date for the 2015 Patrons' Party

Hilliary Szanto, Allison Spriggs, and Patty Hayes will again organize the SNA Patrons' Party, which is scheduled for Friday, June 5. 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 47th annual SMF&GW will be held July 18-19.

Each attendee for the Patrons' Party makes a specified donation and brings an appetizer, while beverages are provided through donations from local businesses and SMF&GW vendors. If you are interested in hosting this year's Patrons' Party, please contact either Hilliary at hszanto@gmail.com or Allison at allison.spriggs@gmail.com.

SNA Spaghetti Dinner to be served on March 28

Mark your calendar for Saturday, March 28, to savor the SNA Spaghetti Dinner at Cortelyou Commons. Enjoy the company of neighbors, entertainment, kids' activities, special prizes, and more! Details to follow.

Join SNA for DePaul b-ball!

The Sheffield Neighborhood Association will again sponsor a Neighbor Day at the DePaul University Lady Blue Demons basketball game on Sunday, March 1, at 3 pm. Join us to watch DePaul play Marquette.

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 1:30 pm, which will also be the time for our pizza party featuring complimentary pizza and refreshments. You may also pick up tickets at the SNA Annual Meeting in February.

In addition, you may reserve tickets by sending an email to info@sheffieldneighborhood.org.

Planning and changes for the 47th Annual Sheffield Music Festival & Garden Walk

The festival and garden walk are set for July 18-19, 2015. This neighborhood event is one of the largest festivals in Chicago. The 2014 festival and garden walk was produced by the inaugural partnership of the Sheffield Neighborhood Association and Chicago Special Events Management. The result was a very successful event that will help SNA donate money to schools, parks, beautification, and other social service organizations in the area.

There were several changes implemented in 2014 that will continue and be enhanced in 2015. These include the second music stage, an expanded Kids' Corner (last year, a record was set for Kids' Corner participation), an arts and crafts festival, expanded food choices, and the 4th annual Chicago Craft Beer Festival.

If you want to participate with SNA and volunteer your time and talents in helping to produce this year's event, please contact Laury Lewis, co-chairman, at lbl1948@yahoo.com, or Patty Hayes, co-chairman, at pattyjhayes@yahoo.com.

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SHEFFIELD'S HISTORY

A village that began in Sheffield

BY KATHERINE ZARTMAN

We are proud of our Sheffield neighborhood with good cause — beautiful gardens, the richness of available arts programs, many excellent restaurants, etc. But did you know that one of the country's preeminent "Villages" had its beginning in Sheffield?

The national movement began in 2002 when members of a book club on Beacon Hill in Boston asked themselves why they should leave their homes as they grew older rather than continue to enjoy the neighborhood and friends so important to them. Beacon Hill Village (a virtual village) was born, a membership organization run by and for its members, providing activities, services, and needed support for people over 50.

From that success has sprung an important social movement: "Villages" have sprung up all across the country with approximately 150 open and operating and another 100 plus in formation. Our own Lincoln Park Village is a case in point. After a dinner party conversation on Belden Avenue in June 2007, three couples decided to see if this concept could be replicated in Lincoln Park.

Today, LPV has 400 members and, under the leadership of Founding Executive Director Dianne Campbell, is expanding and welcoming members from

a variety of surrounding neighborhoods. The age range is wide, with 35% under the age of 70 and members of all ages active in volunteering in myriad ways. Many non-member volunteers, including some students from DePaul University, provide the personnel which enables LPV to respond to every query and to help in whatever area need arises. The most requested service is driving, allowing members to visit friends, do shopping, or keep doctor appointments. A recent newsletter provides this explanation of how our Village has developed:

Lincoln Park Village is a leader in the nationwide Village movement. It is an innovative, nonprofit membership organization, shaped by its members to create possibilities and choices for our lives. As a volunteer-based community, we provide stimulating, challenging activities and programs, help if it is needed, a sense of belonging, and opportunities to contribute and build for the future. Our Member-Plus program enables all neighbors regardless of income, to join and integrate fully into Village life... our Village is a unique resource—professional yet neighborly and close-by—valuable to you right now and as your needs change.

The activities calendar for January 2015 lists 30 different events, including lectures, athletic programs, tech tutoring, plays, tours (Shedd Aquarium, The Polish Museum of America), music jamming, movies, potlucks, etc.

One of the most popular programs is a Memoir Writing Class that has been meeting weekly for more than three years. Most of those sessions are held in our Sheffield neighborhood. Led by award-winning author Beth Finke, the participants write 500-word memoir essays on an assigned topic that they then read aloud to the class. As a participant in the class, I recently self-published my memoirs and a second member has done so as well. Neither of us could have imagined that we would become authors, but the Village has opened many new doors for us.

For more information, please visit our website, <http://lincolnparkvillage.org>, where a copy of our most recent newsletter is available.

Katherine Zartman is a resident of Lincoln Park Village.



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St. Josaphat Church to honor St. Pius V at annual benefit

St. Josaphat Church will present its Unity Award to HOPE pastoral services at St. Pius V during the church's annual benefit, Sweet Home Chicago, on January 31, 2015, at Revel Downtown.

The Unity Award is presented to an individual or organization within the community whose work helps make present in the world the values that St. Josaphat gave his life to ensure.

HOPE at St. Pius V is the pastoral program of the St. Pius V parish, which promotes healthy families through culturally sensitive programming that encourages personal, spiritual, and social growth in a supportive community. For more information on the HOPE St. Pius V program, call 312-226-6161 or visit the office at 1919 S. Ashland Avenue, Chicago, IL.

Sweet Home Chicago will feature food, drinks, silent and live auctions, and entertainment. For tickets and to participate in the online auction, visit www.stjosaphatparish.org. The online auction will be live from January 23 to January 29, 2015; see www.biddingforgood.com/sweethomechicago for details. For more information about the event, contact Georgia Burke at georgia-burke@gmail.com.



**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, info@sheffieldneighborhood.org.

www.sheffieldneighborhood.org

Sheffield Neighborhood Association

President	Malcolm Lambe
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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.

2015 winter reminders

As winter has arrived, 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 Monday, December 1, 2014, at 3 am on a number of critical arterial streets and will end Wednesday, April 1, 2015, regardless of snowfall or accumulation.

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's "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.

A "Snow - Uncleared Sidewalk" report can be submitted to the City of Chicago 311 Service Request line. (Dial 311 or online at www.cityofchicago.org/311). Outside of the city limits, call 312-744-5000.

- When making this call or report, be sure the problem occurs on the sidewalk.
- Do not use this category to report snow on streets, parking lots or alleys.
- Provide a specific address where the issue occurs.
- Request a reference number from the operator; this will help track the status and resolution of the request.

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 and are city Public Way offenses and will be ticketed by the city.

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We'd like photos!

Do you have pictures of events and happenings in the Sheffield neighborhood from block parties, school graduations, unusual scenes or SNA-sponsored events such as the Garden Walk and the Spaghetti Dinner?

Please send your pix to info@sheffieldneighborhood.org, Subject: "SNN Pix." Be sure to include your name and a very brief description of the event...who/what/where/when. Thanks!

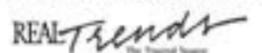

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2014 — The year in review

The Sheffield neighborhood had another exciting year in 2014. Here are some of the key events highlighted in words and pictures.

SNA 2014 Annual Meeting

The Sheffield Neighborhood Association held its 2014 Annual Meeting on February 10 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 President Dan Hermann (l) receives a commemorative plaque from SNA Second Vice President Laury Lewis.



Lewis (r) with Sheffield Star Award winners Wayne Pryzby and Ald. Scott Waguespack.

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Sheffield hosts 46th Garden Walk & Festival

Finally, Mother Nature provided the SGW&MF with fabulous sunshine and temperatures. More than 3,000 people viewed the 75 gardens and all of the specialty garden tours and architectural tours were filled. Taking this into account with a record number of kids enjoying the relocated Kids' Corner on Belden, the diverse assortment of food and beverages, the great line-up of music on two stages, and the 5,000 people who attended the Chicago Craft Beer Festival, the SGW&MF was very successful.

This year, the Sheffield Neighborhood Association partnered with Special Events Management to organize the festivities. This success simply was not possible without great planning by the SNA's managers, the professionals at SEM, and our many volunteers. As a result, the Sheffield Neighborhood Association can continue to maintain its beautification program and provide benefits to schools, parks, and other community organizations. The music line-up included ZZ Ward, Mieki, the Freddy Jones Band, and the Samples.

Please mark your calendar for the 47th annual Sheffield Music Festival & Garden Walk, July 18-19, 2015. There are some exciting changes that will be announced shortly that will make this year's festival the best ever.

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



Photos for SNN by Craig Skorbun



2015 Calendar

January 20, Tuesday, 7:15 pm, SNA Board meeting.

February 3, Tuesday, 7:15 pm, SNA Board meeting.

March 3, Tuesday, 7:15 pm, SNA Board meeting.

March 28, Saturday, 7 pm. SNA Spaghetti Dinner, Cortelyou Commons.

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

May 5, Tuesday, 7:15 pm, SNA Board meeting.

June 2, Tuesday, 7:15 pm, SNA Board meeting.

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

July 18-19, Saturday and Sunday. 47th Sheffield Music Festival & Garden Walk.

August 4, Tuesday, 7:15 pm, SNA Board meeting.

September 1, Tuesday, 7:15 pm, SNA Board meeting.

October 6, Tuesday, 7:15 pm, SNA Board meeting.

November 3, Tuesday, 7:15 pm, SNA Board meeting.

December 1, Tuesday, 7:15 pm, SNA Board meeting.

Check SNN or visit the SNA website at www.sheffieldneighborhood.org to learn more about these and other neighborhood events.

SNA committees report on 2014 activities

Beautification and Parks

This past year was a year of continued growth for beautification in Sheffield, the “Garden District of Chicago.” The 60 street planters located along the business thoroughfares and several residential streets were spectacular. The Sheffield Neighborhood Association contracted with Christy Webber Landscapes to plant and maintain 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 Park and Clover Playlot as well as having many of their 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, due 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 fundraising 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 fundraising 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 over 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, *Chairman*

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 2014, the SNN continued the tradition of a “Year in Review” in the January/February issue. The July/August issue focuses on the Sheffield Music Festival & Garden Walk. 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, grew again in 2014. 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 and the community 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, old and all between to enjoy tastes, sights, and sounds in the neighborhood.

Our Spaghetti Dinner returned to the classic, lovely Cortelyou Commons on the DePaul University campus on March 28. More than 125 neighbors enjoyed a night of delicious food, great music, and laugh-out-loud magic at the annual event. The dinner was dedicated to Phil Piazza, former SNA Board Member, good friend, and staunch supporter of the neighborhood. Pasta & salad were provided by Via Carducci — special thanks to Giovanni Scalzo. The evening's entertainment was provided by acoustic rock band Whiskey Jezebel and the Amazing Bibek. Jeff Bibek performed tabletop magic and his own brand of comedy as he roamed the room throughout the night. Local business provided an abundance of prizes to be raffled off, ranging from a hotel stay to dinners. Thanks to all who contributed, including McGee's Tavern & Grille, Derby Bar & Grill, the Arrogant Frog, and DePaul University.

Trebes Park was home once again for our Concert and Movie in the Park Series. A cool, foggy evening on June 26 didn't dampen the enthusiasm of a spirited crowd as the acoustic rock sounds of Whiskey Jezebel filled the park. After its well-received SNA Spaghetti Dinner debut with two members of the group, the full on band played songs from Elvis, the Beatles, Grateful Dead, Fleetwood Mac, and more. On August 5, ‘Cloudy with a Chance of Meatballs 2’ was screened to a park full of neighbors perched on lawn chairs and blankets. Thanks to the Chicago Park District for its welcome participation. Fickle weather and scheduling conflicts prevented an anticipated second concert.

Plans are well underway for our 2015 activities.

—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 32nd Ward Alderman Scott Waguespack and 43rd 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 a recommendation, but may revise or reject it. The Board then communicates its recommendation to the appropriate Alderman. The final approval resides with the Alderman and is contingent upon the business meeting all city requirements regarding permits, inspections, and other conditions.

The NRC conducted the following Community Meetings in 2014:

- April 2, 2014: HomeSlice's request for an additional sidewalk café area on Webster: Request was approved by the community and the SNA and final approval by the City Council was granted.
- April 16, 2014: Derby's request for a sidewalk café on Webster: Request was denied by Alderman Waguespack's office (32nd Ward); A contingency plan was agreed upon by the neighbors and owners of Derby to address the Community's issues discussed at the meeting.
- May 15, 2014: Le Pain Quotidien's request for a sidewalk café on Sheffield and Armitage: Request was approved by the community and the SNA and final approval by the City Council was granted.
- Other NRC/SNA meetings: 711 (2004 N. Halsted) New owners' transfer of Package Liquor License approved by the SNA and Alderman Smith.
- Snarf's, 955 W. Webster: Request for Sidewalk Café Permit denied; pending opening operation for first six months.
- Kameya, 806 W. Webster; transfer of incidental liquor license (beer and wine sold on premise) to new owners; approved by the SNA and Alderman Smith.
- Ongoing meetings with Whole Foods (959 W. Fullerton) opening in the spring of 2015.

—Patty Hayes, *Chair*

The Planning Committee report begins on page 1.

10 years ago in Sheffield

A review of the 2004 issues of the *Sheffield Neighborhood News* turned up the following memories:

January/February

The CTA held public meetings to discuss its plans for renovating the Armitage and Fullerton el stations, among others on the Brown Line. The proposed Fremont Rowhouse Chicago Landmark District moved closer to finality at a December 2003 meeting of the Chicago Commission on Landmarks.

March/April

SNA honored educators and volunteers at its February annual meeting. U.S. Representative Rahm Emanuel helped secure federal funding for the Lincoln Park trolley.

May/June

More than 100 people attended an April meeting on the impact of teardowns and new construction on the Sheffield neighborhood. Children's Memorial Hospital announced it would begin a comprehensive planning process.

July/August

The neighborhood geared up for the 2004 Sheffield Garden Walk and Festival on July 17-18. The Chicago City Council approved a major revision of the city zoning code.

September/October

The Garden Walk was a rousing success, with 125 neighbors opening their gardens. Meetings continued on naming portions of Sheffield as a Chicago Landmark District.

November/December

Some neighbors expressed concerns about a six-story DePaul University residence proposed for the former Coyne American Institute site at Fullerton and Lakewood. Dr. Bessie Karvelas took over as principal at Lincoln Park High School.

—Jay Becker, SNN Editor

Looking back at 2014



An artist's rendering of the proposed eight residential units on the former site of the Fullerton State Bank at Fullerton and Janssen.



Friends and neighbors gather at Kelly's Pub before heading to the DePaul women's basketball game on February 9.



"Dino Bloom" by artist Micki LeMieux, located at 1171 W. Belden, was sponsored by the SNA as part of the 2014 Chicago Sculpture Exhibit.



Allison Spriggs, 2014 SNA Patrons' Party hosts Amy and Kevin Meszaros, and Hilliary Szanto at the annual event which kicks off the Garden Walk & Music Festival.

Planning issues challenge Sheffield

Continued from page 1

construction of the new Walgreens at Armitage and Dayton. The building under construction is surrounded by the Armitage Halsted Landmark District, but is not within the district because the property was previously occupied by a church. While the developer and its architect claim the building is contextual with the district, most residents who have seen the plans and the building under construction do not consider it to be so. Nearby residents are concerned about the loading for the building planned in the rear alley and traffic and parking issues. The signage, which does not reflect the landmark character of Armitage, is also a concern. As 2015 begins, the SNA is considering entering into an operating agreement with Walgreens to at least put some rules in place regarding hours of operation, the timing and number of deliveries, and other issues. The building will be completed and opened in 2015. How operations will affect the neighborhood will then become evident.

The other large development issue affecting Sheffield was the approval of the plan for development of the Children's Memorial property. The multi-use plan for commercial and residential development was approved by the Chicago Plan Commission and the City Council. The SNA, Wrightwood Neighbors, and Lincoln Central Association supported the proposed plan, while Park West Association and Mid North Association opposed it. A lawsuit filed by neighbors was recently dismissed. There may be an appeal. Assuming that litigation does not delay proceedings for too long, it is possible that development of the Children's site could begin in 2015.

Ted Wroblewski chairs SNA's Planning Committee.

It's time to apply for sidewalk cafés

BY PATTY HAYES

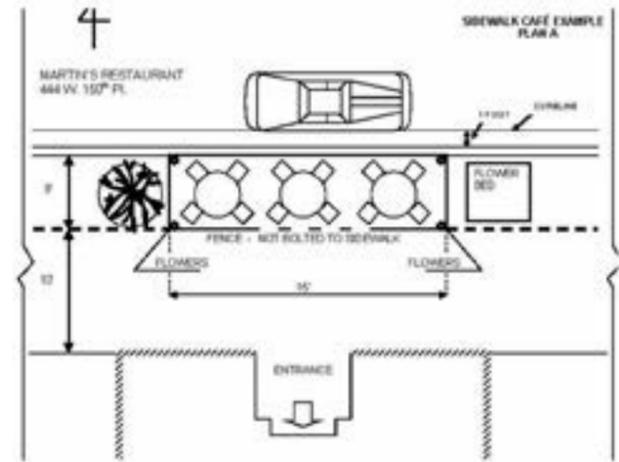
The sidewalk café season will begin on March 1, 2015, and will end on December 1, 2015. Sidewalk café permits have a nine-month term, and must be applied for and issued every year. Businesses with a valid Retail Food Establishment License may apply for a sidewalk café allowing them to serve food outside 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.

NEW for the 2015 sidewalk café season:

- Modified landscaping requirements ensuring the sidewalk cafés are aesthetically pleasing and consistent with the City of Chicago's objective of developing attractive tree-lined streets, boulevards, and greener neighborhoods.
- Easier and simpler renewal process for previous Sidewalk Café Permit holders. If your 2015 sidewalk café application and site plan will not change from what was permitted in 2014, you may simply renew your permit by checking the "No Change" box provided in the Renewal Option Choice section of the application. If you did not receive your renewal application, please contact publicwayuse@cityofchicago.org or 312-744-6249.
- 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 32nd and 43rd Ward Alderman's offices for review prior to the February 2015 City Council for final approval.
- The entire Sidewalk Café Permit application process may take 30 to 45 days.

The City of Chicago has very strict guidelines for approval of sidewalk cafés. 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.
- No boundary shall be stabilized by bolting to the sidewalk.
- 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.



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

- No smoking is allowed within the limits of a Sidewalk Café outside the approved operating hours.
 - The Sidewalk Café operator may designate a dog-friendly area within the Sidewalk Café.
- Businesses not in compliance should be reported to the Local Alderman's Office and will be subject to a \$250-\$500 fine per offense.

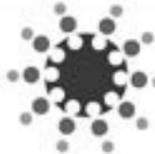
The hours of Sidewalk Café operations in the Sheffield Neighborhood are 8 am – 10 pm.

The Sheffield neighborhood enjoyed the following sidewalk cafés in 2014: Starbucks (Webster), McGee's, Tarantino's, Athenian Room, Glascott's, Annette's Italian Ice, David's Tea, formerly John's Place (White Oak Tavern & Inn), Webster, Café Floriole, Homeslice, Taq Haus, Sal's Deli, Jam N' Honey, Le Pain Quotidien, and Chez Moi.

Patty Hayes chairs SNA's Community Relations Committee.

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WELCOME TO OUR COMMUNITY!

MASS SCHEDULE

Monday-Friday: 8 a.m.
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

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

Winter has arrived with a vengeance. We thought that the “polar vortex” was that thing from last year, but it is back, and with a few steps, you can keep it from ruining your activities.

You all have heard the warning about frostbite that can be avoided with some common sense when venturing out. Hats, gloves, and scarves will help along with proper footwear to ward off the cold. There are still plenty of ice patches that can catch you off guard and trip you up, so be careful. As usual, intersections can be dangerous places, with the combination of limited visibility and inconsiderate drives. Use caution while crossing. The early morning hours are especially hazardous due to drivers who think the rules of the road do not apply before 6 am.

Our furry friends also need attention in this weather. I have seen pets with coats and booties, which is a great help. We use a salve on our dog's paws called “Mushers Secret”; it provides a thin layer of protection to help with snow and ice. Also to help our pets, there is pet-friendly salt that greatly reduces the damage that regular salt can do to the paws. Many dogs love to frolic in the snow, but during extremely cold periods, walks should be brief. Experts advise against staying out for more than 15 minutes at a time. Please remember that waste still must be properly disposed of. The snow may “cover” it, but it's not going to disappear and spring will reveal the evidence! Also, rats are attracted to it, frozen or not.

As always, be aware of your surroundings, especially with parka hoods and hats obscuring your peripheral vision. Occasionally look behind you, especially at night, to see if you are being followed. As an added precaution, try not to wear ear buds that further diminish your awareness.

Crime has dropped in the city due to increased police presence. To help them in their jobs, citizens need to report suspicious activities that they observe. A new billboard quote sums it up:

“For a question call 311, For a crime call 911.”

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 18th 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 November 30, 2014, through January 2, 2015. This is not every incident, but gives a good representation of the activity.

DAY/TIME	BLOCK	LOCATION	CRIME TYPE
DEC. 05/ 5:00 PM	600 W. Webster	Garage	Burglary
DEC. 17/ 4:30 PM	700 W. Webster	Park	Simple Battery
DEC. 18/ 1:20 AM	2400 N. Sheffield	Sidewalk	Strong Armed Robbery
DEC. 21/ 2:11 AM	900 W. Webster	Sidewalk	Simple Battery

TOTALS

Nov 30 - Jan 2 (approximately 33 days) x 4 incidents = 1 incident per 8.25 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 18th). 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.

*Beat 1811, 1812, 1813 & 1814

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

(1812-Armitage 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)

2nd 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. Permit holder must reside at the property address within the boundaries of the program. 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, 2014 through August 31, 2015

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 online 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 Wednesday, September 3, 2014.

Other parking rules and regulations apply.

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



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For information, contact:
Rhonda Emrich
(312) 203-4747
ads@sheffieldneighborhood.org

Attention, Sheffield neighbors!

Do 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-year period.

If you are not now a member, we urge you to join. Membership dues are: Family \$20 1-year; Business \$20 1-year. 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 membership@sheffieldneighborhood.org.

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
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
Bridgeview Bank	1970 N. Halsted
Carol Wolk Interiors	2000 N. Clifton
Carly Rizer of Christy Webber Landscapes	2900 W. Ferdinand
Chicago Beverage Systems	441 N. Kilbourn
Children's Hospital of Chicago	225 E. Chicago
Christy Webber Landscape Farm & Garden	2900 W. Ferdinand
Cotelac	1159 W. Webster
Dee's Restaurant	1114 W. Armitage
Dentistry for Children and Families	1721 N. Halsted
DePaul Library	2350 N. Kenmore
DePaul University	1 E. Jackson
Derby Bar & Grill	1224 W. Webster
Dirk's Fish and Gourmet Shop	2070 N. Clybourn
Dr. Lori Portnoy	954 W. Armitage
Faith & Whiskey	1365 W. Fullerton
Family Pet Animal Hospital	1401 W. Webster
Fifth Third Bank	145 W. North
Floriolo Bakery	1220 W. Webster
Fortunate Discoveries, Inc.	1022 W. Webster
General Iron Industries, Inc.	1909 N. Clifton
Glascott & Associates	2156 N. Halsted
Golden Nail Builders, Inc.	2052 N. Seminary
Grand Street Gardens	2200 W. Grand
Hellman Frame Shop	2152 N. Bissell
Home Depot, Lincoln Park	2665 N. Halsted
ICM Properties	1438 W. Belmont
Jam 'n Honey	958 W. Webster
John's Place	1200 W. Webster
Kelly's Pub	949 W. Webster
Killion	1006 W. Armitage
Kincade's	950 W. Armitage
Kremin & Associates, a personal injury firm	2312 N. Janssen
Lakeshore Sport and Fitness	1320 W. Fullerton
Laudi Vidni	1007 W. Armitage
Lincoln Park Aesthetics	908 W. Armitage
Lincoln Park Chamber of Commerce	1925 N. Clybourn
Little Sisters of the Poor	2325 N. Lakewood
Lori's Designer Shoes	824 W. Armitage
Mario's Place Barber Shop	2347 N. Southport
McCaffrey Interests	875 N. Michigan #1800
McGee's Tavern & Grille	950 W. Webster
Milito Car Wash	1106 W. Fullerton
Milito Mobil	1106 W. Fullerton
My Corner Playroom	2121 N. Clybourn
Nancy Krause Floral Design	1101 W. Webster
Nookies Too, Inc.	2114 N. Halsted
Oh, Olive	904 W. Armitage
OSP: Original Smith Printing	
PNC Bank	1640 W. Fullerton
Rinehart Design Group	1216 W. Webster
Robinson's #1 Ribs	655 W. Armitage
Millie Rosenbloom of Baird & Warner	2762 N. Lincoln
Roy's Furniture	2315 W. 27th
Sai Café, Inc.	2010 N. Sheffield
Serpe Insurance	2538 N. Lincoln
Sir Speedy	1711 N. Clybourn
Spex	2136 N. Halsted
St. James Lutheran Church & School	2101 N. Fremont
St. Josaphat Church	2311 N. Southport
St. Vincent de Paul Center	2145 N. Halsted
St. Vincent's Church	1010 W. Webster
State Restaurant & Café	935 W. Webster
Stuff	955 W. Webster
Tarantino's	1112 W. Armitage
The Lincoln Park Merchants Association	
The Local Option	1102 W. Webster
The Poison Cup	1128 W. Armitage
The Salvation Army Thrift Store	2258 N. Clybourn
Thrivent Financial for Lutherans	1023 W. Webster
Treasure Island	2121 N. Clybourn
Vrai Amour	953 W. Webster
Webster's Wine Bar	1480 W. Webster
West End Dental	1166 W. Armitage
*Armitage Halsted Webster Association of merchants.	

Where can I find the Sheffield Neighborhood News?

The 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. 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 info@sheffieldneighborhood.org.

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 nd Ward Alderman Waguespack's Office | 2657 N. Clybourn |
| St. James Church | 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 Church | 2311 N. Sheffield |
| St. Vincent dePaul Church | 1010 W. Webster |
| 43 rd 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		One Year
Family membership	\$20	Business membership	\$20

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."

32nd 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 32nd 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.

2014 Sheffield* real estate transactions

BY PAULA ARNETT

The Sheffield neighborhood* real estate market for 2014 remained consistent with the one in 2013, with excess inventory being absorbed and prices increasing. The average selling price of single-family homes increased 26% from \$1,444,495 in 2013 to \$1,814,650 in 2014; for condos, the increase was 9% from \$483,412 in 2013 to \$529,244 in 2014; and for multi-units, the increase was 4% from \$946,667 in 2013 to \$986,450 in 2014. However, the number of transactions in 2014 was 201, down 4% from 2013 with 212 transactions. The average market time has decreased. See accompanying chart for details.

High and Low Prices in 2014

The lowest selling price, \$855,000, of a single-family home was in the 2300 block of Southport and the

highest selling price, \$4,499,000, was in the 2000 block of Kenmore, which was on a 37.5' lot and also a foreclosure. For a condo, the lowest selling price, \$185,000, was in the 2200 block of Bissell and the highest selling price, \$1,305,000, was in the 2100 block of Halsted. For a multi-unit, the lowest selling price, \$620,000, was

in the 2300 block of Southport and the highest selling price, \$1,505,000, was in the 2100 block of Fremont.

FYI's

A multi-unit property in the 2000 block of Clifton that sold for \$1,050,000 in December 2013 has been torn down. A property in the 2100 block of Dayton that sold for \$1,170,000 in May 2014 has been torn down and a single-family home is on the market for \$3,495,000. Another property in the 2100 block of Dayton, a multi-unit property that sold for \$1,450,000 in July 2014, has been torn down and a single-family home is on the market for \$3,450,000. And, in the 2200 block of Dayton, a single-family home on a 32 x 124' lot that sold for \$1,850,000 in June 2014 has been torn down. A multi-family property on a 54 x 124' lot that sold for \$2,500,000 in December 2013 has been torn down. Two side-by-side properties in the 2000 block of Seminary that sold for \$1,230,000 and \$1,370,000 in February 2014 now comprise a single-family home on a 50 x 124' lot and is under contract for \$5,995,000. A single-family home in the 2200 block of Wayne that sold for \$875,000 in June 2014 has been torn down.

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.

Sheffield neighborhood

	2014	2013	% change	2012	% change
SF	avg SP	avg SP	% change	avg SP	% change
Condo	\$1,814,650	\$1,444,495	+ 26%	\$1,578,756	- 9%
MU	\$529,244	\$483,412	+ 9%	\$468,356	+ 3%
Land	\$986,450	\$946,667	+ 4%	\$789,111	+ 20%
	\$601,250	n/a		\$1,101,833	- 45%
	avg LP	avg LP	% change	avg LP	% change
SF	\$1,878,227	\$1,536,380	+ 22%	\$1,702,986	- 10%
Condo	\$541,313	\$494,516	+ 9%	\$487,647	+ 1%
MU	\$1,040,650	\$996,432	+ 1%	\$851,322	+ 17%
Land	\$662,000	n/a		\$1,266,667	- 48%
	# sold	# sold	% change	# sold	% change
SF	44	46	- 4%	42	+ 10%
Condo	145	155	- 6%	143	+ 8%
MU	12	9	+ 33%	9	0%
Land	0	2	n/a	3	- 33%
	201	212	- 5%	197	+ 8%
	SP:LP	SP:LP	% change	SP:LP	% change
SF	97%	94%	+ 3%	93%	+ 1%
Condo	98%	98%	0%	96%	- 2%
MU	95%	95%	0%	93%	+ 2%
Land		91%	n/a	87%	+ 5%
	avg MT	avg MT	% change	avg MT	% change
SF	113	148	- 24%	193	- 23%
Condo	63	56	- 13%	112	- 50%
MU	29	76	- 62%	98	- 22%
Land		87	n/a	153	- 43%

Data compiled from MRED on January 7, 2015.

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