

The Manor News

Ravenswood Manor Community Newsletter

Winter 2005

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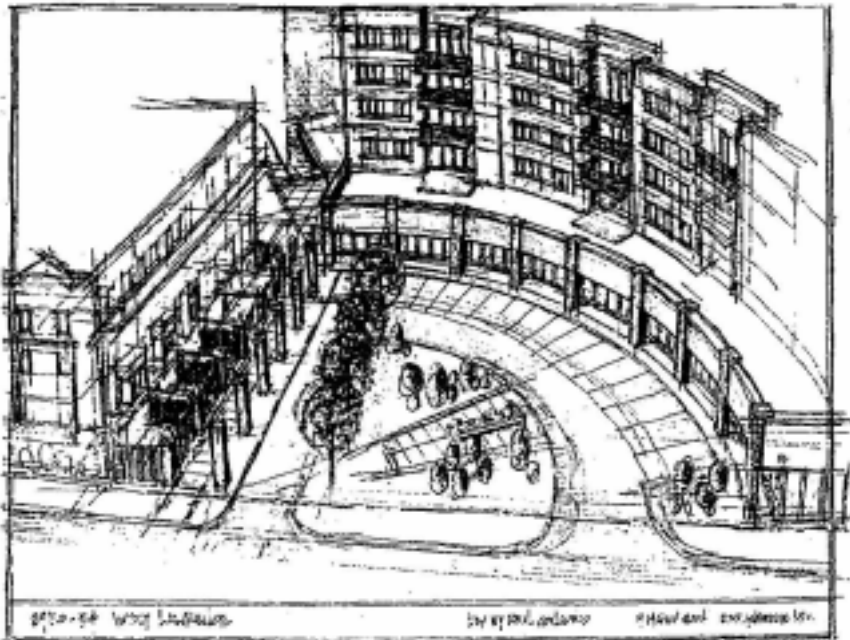
New Development at the Warner Candy Site

Many may be familiar with the former Warner Candy factory site, located just north of Ravenswood Manor in the 2900 block of West Lawrence Avenue. New Concord

Development has proposed a new building for this site with the following characteristics:

- Five-story brick structure with ground floor retail

- 79 residential condominium units
- Eight ground floor retail spaces
- 19-car retail parking area, and a 100-car residential parking area
- Three new driveway entrances on Lawrence Avenue
- Semi-circular street setback design
- Building height of 65 feet



Proposed building design looking north. The current townhouses at Lawrence and Sacramento are featured on the left side of the sketch

MARK YOUR CALENDAR
RMIA'S UPCOMING SOCIAL EVENTS
 February 8 – Neighborhood Get Together at Rockwell's
 March 5 – Winter Social at Horner Park
 March 19 – Easter Egg Hunt at Merle's

After being made aware of this potential development, the Ravenswood Manor Improvement Association (RMIA) Board sent a letter to Alderman Richard Mell expressing concerns about the property's potential impact on the surrounding neighborhood. Specific issues addressed were:

Traffic: Lawrence Avenue and the "T-shaped" Manor-Lawrence intersection is already heavily

(Story continues on page 3)



Appeal for New Liquor License Withdrawn

The proposed incidental liquor license for 2910 W. Montrose Avenue was first brought to the RMIA by concerned neighbors in spring 2004. The prospective restaurant owner attended a meeting and presented their business plan. After a healthy debate, the RMIA voted without dissent to file a letter in opposition based on the projected 2:00am closing, and the potential for additional intoxicated traffic in the neighborhood. Largely as a result of the RMIA's and other concerned neighbors' objections, the application was denied.

When the RMIA learned that an appeal hearing on the denial was scheduled in a couple of weeks, the RMIA sent an email notice out to those neighbors who had subscribed to the neighborhood email announcements at www.ravenswoodmanor.com. We also distributed flyers to nearby neighbors requesting attendance at the hearing to voice opinions and testimony, if needed.

The RMIA, and thirteen interested community members, appeared before the Liquor License Appeal Commission on January 4, 2005. Faced with the testimony of the RMIA and 13 Ravenswood Manor neighbors, and the knowledge that the new owners had not fixed their numerous building citations, the appeal was withdrawn and the City's denial of a new liquor license application was accepted by the restaurant owners.

The RMIA, working with interested Manor neighbors, successfully blocked a poorly planned business. We look forward to supporting new businesses throughout the neighborhood that are an asset to our community.



Where Are the Snowflakes?

As you may have noticed, the seasonal snowflake lights have been missing from the lampposts this year. In the past, the Alderman's office arranged for the installation and removal of the snowflakes through the City's Bureau of Electricity. Last year, the City mandated that this work be subcontracted to City approved private contractors. The Alderman's office generously paid for the installation and removal of the snowflakes. This year the private contractor quoted \$1956.00 to hang, plug in and take down our 7 snowflakes. In addition, they wanted to be paid in full at installation and would not accept the City's payment terms like they did the year prior.

RMIA was told we were not allowed to hang and plug in the snowflakes ourselves because of liability concerns. We considered paying for the related installation costs, but rather than spending half of the RMIA's annual funds, a decision was made to discuss alternatives with the Alderman for next year's installation.

We are confident that an arrangement can be made, and we will see the beautiful snowflakes again next winter.



Useful Local Numbers

Police Emergency	911
City Services	311
Police Non Emergency	311
Chicago Police	
17th District Station	312-744-8346
Chicago Alternative Policing Strategy (CAPS)	312-744-3774
Alderman Richard Mell	733-478-8040
RMIA Voice Mail	312-409-3213
Recycling Resource Center	773-821-1351



Upcoming Social Events

Neighborhood Get Together

February 8th

Take a break from the cold and pop into Rockwell's Neighborhood Grill (4632 N. Rockwell) from 8:00 to 10:00pm to visit with neighbors you might not see until the thaw (or the Winter Social on March 5th). RMIA is springing for light appetizers, but drinks are on your own (Rockwell's has a liquor license). Hope to see you there!

RMIA Winter Social

March 5th

Join us at the Horner Park field house (2741 W. Montrose) from 5:30 to 7:30pm for our annual Winter Social. This year RMIA is providing pasta and salad; please bring an appetizer or dessert to share.

Events include:

- RMIA's 4th annual pie baking event—a prize for the best-tasting pie!
- Our 3rd annual cakewalk for the kids—cake and cupcake donations are needed!



Toys, balls and babysitters will be provided to give parents a chance to relax. We'll be raffling off lots of great prizes. So come one, come all.

Easter Egg Hunt

March 19th at 9:30am



RMIA will be hosting its fourth annual Easter egg hunt! Children 10 and under are welcome to hunt for eggs filled with fun surprises on the back patio of Merle's. Sign up at the Winter Social on March 5th or at Merle's.

RMIA Announces New Board Members

RMIA is pleased to welcome five new board members: Kathy Price-Anderson, Andrew Kluetz, Chuck Renner, Melissa Patterson, and Bethann Hester.

Returning members include Brian Basler, Diane Black, Deb Bombka, Julie Faude, Geoff Gieske, Alan Mueller, David Rownd, Josh Silverman, Gary Smith, Don Valentin, Eileen Valentin, Scott Wheeler.

Brian Basler and Josh Silverman will continue in their respective roles of President and Treasurer, while Chuck Renner has offered to serve as Vice President and Julie Faude as Secretary.

(SITE, continued from cover)

congested. The 3 new driveway entrances across the street will add to the congestion.

Zoning Density: The development's 65-foot height is out of character with other development along Lawrence Avenue, and will add to the area's congestion.

Urban Design: The project's semicircular street setback design is at odds with the character of recent developments along Lawrence Avenue.

Impact on Ronan Park: RMIA feels that the height and placement of this proposed five-story mixed-use building will cast a large and unpleasant afternoon shadow on the adjacent Ronan Park.

The RMIA board has communicated our concerns to Alderman Mell and has requested that no City permits be issued for this project until our concerns are addressed. We have also contacted The West River Neighborhood Association, the civic group representing the neighborhood north of Lawrence Avenue, and we have agreed to work in tandem with them and the Alderman. If anyone has any personal questions of concerns, please feel free to contact the RMIA Board.

