



MANOR NEWS

SPRING /
SUMMER

2025

EVENT CALENDAR

- **June -September:** HPAC John O'Connell Summer Concert Series (see inside for specific dates and times)
- **June 22:** Community Gardeners volunteer opportunity, 9am-10am
- **June 26:** Free Yoga in LaPointe Park, 7pm-9pm
- **July 5:** Bike Parade, 10am-11am (starts at Buffalo Park)
- **July 20:** Community Gardeners volunteer opportunity, 9am-10am
- **July 27:** Garden Walk, 1pm-5pm
- **July 31:** Free Yoga in LaPointe Park, 7pm-9pm
- **August 17:** Community Gardeners volunteer opportunity, 9am-10am
- **September 6:** Manor Music Crawl, 10am-8pm (see inside for details)
- **September 20:** Openlands Planting Day (see inside)
- **September 21:** Community Gardeners volunteer opportunity, 9am-10am
- **October:** Annual Meeting, date TBD
- **October:** Hallowalk, boo!
- **December 12:** Holiday Pergola Lighting, time TBD

Weekly and Monthly Events

- RMIA Board Meetings – 2nd Monday of the month (except for July and August) at 7:00 p.m.
- Horner Park Advisory Council Meetings – 1st Wednesday of the month at 7:00 p.m.
- 17th District (police) CAPS meetings – 3rd Tuesday of the month at 6:30 p.m.

A list of events with sign-up links can be found on the RMIA's website at ravenswood-manor.com/events/ or by scanning the QR Code below:



Mixed-Use Developments Bring a Variety of New Housing Options to the Area

By Rob Lott



It is a common refrain among Ravenswood Manor residents to acknowledge just how fortunate we are to call this special neighborhood our home. With four new mixed-use development projects in various stages of construction in or very near the Manor, many more Chicagoans will soon be able to say the same.

Although the neighborhood has always had a small number of multi-unit structures, most residences are single-family homes. This fact has made it difficult for some – especially renters, first-time home buyers, and downsizing retirees – to move here or stay here. That may begin to change in the months and years ahead, however, as new residents make the most of living in such a beautiful, accessible,

and vital pocket of the city. Current neighbors are eager to welcome the newcomers.

The Lawrence Gateway project, on the south side of Lawrence Avenue across from Ronan Park, between Manor Avenue and the Chicago River, “will deliver 40 new residential units, with 32 of them market-rate and the other eight units set aside as affordable,” according to Urbanize Chicago. The site is currently undergoing remediation of environmental conditions and the old warehouse on the site is due for demolition. If all goes according to plan, the five-story building will be welcoming its first resident in Fall 2026.

(Continued on page 2)

About the RMIA

Manor News is published twice a year by the Ravenswood Manor Improvement Association (RMIA). Hard copies are distributed by hand to households and businesses throughout the neighborhood and a digital version is available at ravenswoodmanor.com.

Established in 1914, the RMIA is now a 501(c)(3) neighborhood association run entirely by volunteers. We hold monthly board of directors meetings, stage various social events and special projects, and maintain communication channels through our web site, e-mail alerts, and newsletter. Your annual RMIA membership helps to support all of this work. The RMIA Mission Statement is:

"To promote the welfare of the community in respect to the maintenance and improvement of the physical appearance of the private and public property; the compliance with the laws as applicable to private and public property; the maintenance of facilities with respect to the safety, health, and welfare of its residents."

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Jane Kindra
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Betty Roggenkamp
Bette Rosenstein
Matt VanderZee



Join the RMIA Today

To join or renew, go to ravenswoodmanor.com/membership or scan the QR code. Donations of \$110 or more include a custom gift!

Keep in Touch

There are many ways to stay up to date and in touch with the RMIA.

- Visit the Communications page on the RMIA website at ravenswoodmanor.com
- Follow us on Facebook at: facebook.com/ravenswoodmanorchi
- Follow us on Instagram @[ravenswoodmanorchi](https://www.instagram.com/ravenswoodmanorchi)
- Sign up for our email newsletter at bit.ly/RMIANews
- Email the board at board@ravenswoodmanor.com or the president at president@ravenswoodmanor.com



Mixed-Use Developments Bring a Variety of New Housing Options to the Area, continued

A four-story building is slated to rise up on the southwest corner of Montrose Avenue and California Avenue across from Horner Park. The previous structure, which housed Ruby Dry Cleaners, has already been demolished. The new development will include a Tiny Giants Early Learning Center on the ground floor and 24 residential units. Delivery is also expected in 2026. Ruby Dry Cleaners has already moved down the street to 2852 W Montrose Ave.

A row of four six-unit condo buildings (for a total of 24 new units) is going up on the former Twisted Hippo site at the southeast corner of Montrose Avenue and Richmond St. The buildings, some with facades of red-orange brick, some of black-gray, have main entrances on Richmond Street. Units



Lawrence Gateway

in the first, southernmost structure at 4337 N Richmond Street are already on the market.

Finally, across the same intersection on the northeast corner of Montrose Avenue and Richmond Street, construction is now complete on an 18-unit residential building next to the 7-11. As of May 2025, the ground floor commercial space was not yet occupied.

In addition to the Brown Line stop at Francisco St. and Manor Avenue, future residents of all three structures on Montrose Avenue will have easy access to the CTA's Route 78 bus. Lawrence Gateway residents will have the Route 81 bus at their doorstep.

RMIA MEMBER PERK:

JUNE - JULY

COFFEE





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Not an anniversary Member? Join now or increase your current membership at bit.ly/JoinRMIA

Looking Back on the Easter Egg Hunt – April 19, 2025

Over 1000 candy-filled plastic eggs dotted the playground at Manor Park. Earlier, storms had left the park a bit soggy, but as neighbors arrived, the clouds began to clear. Two local businesses – Nothing Bundt Cakes and Hotel Chocolat – provided additional treats to sample. Then... finally... at exactly 10 am, organizers loosed the youths upon the sweets. Amidst the chaos, about 150 kids – our neighborhood's best and brightest – showed off incredible feats of speed and agility to collect the goods and fill their pockets in mere seconds. And proud we are of all of them.



Looking Back on the RMIA Semi-Annual Meeting – April 23, 2025

The RMIA Semi-Annual Meeting took place at Waters Elementary School and featured special guests US Representative Delia Ramirez and 40th Ward Alderperson Andre Vasquez, both of whom represent sections of the Manor. Ramirez described her efforts in Congress to defend democracy and fight for the rights of her constituents. Vasquez described a number of infrastructure projects that are already taking place in the area or slated to begin soon. Also present: representatives from the offices of Congressman Mike Quigley and 33rd Ward Alderperson Rossana Rodriguez-Sanchez. RMIA President Mina Marien closed out the meeting with a detailed preview of upcoming neighborhood projects and events as well as a raffle of some sweet neighborhood swag.



Looking Back on the Manor Garage Sale – May 19, 2025

Over 125 houses officially participated in what was likely one of the busiest Garage Sales ever in Ravenswood Manor. Having received “influencer” fame two years ago, the Ravenswood Manor Garage Sale is now a well-known event among the passionate thrifting community in Chicago, many of whom travel from far and wide to attend. Sellers reported solid sales with minimal haggling, and everyone loved having a chance to get out and visit with neighbors old and new! Mark your calendars for Sunday, May 17th, 2026 for our next sale! This event always takes place the Sunday after Mother's Day.

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Waters Elementary School: A Historical Gem in Our Neighborhood

By Mina Marien



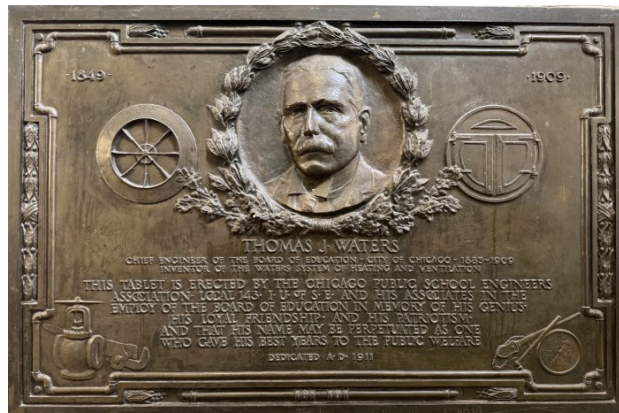
Nestled in the heart of our community, Waters Elementary School has a rich history that many of us may not fully know. At least, I suspected that was the case when I wrote a round of trivia for a recent Waters parent fundraiser. After uncovering many interesting details about our beloved local school, it seems only fair that I share them with a wider audience here.

Waters Elementary is named after Thomas J. Waters, who immigrated from Ireland and served as Chief Engineer for Chicago Public Schools (CPS) from 1885-1909. Waters himself made significant contributions to CPS, notably designing an innovative heating and cooling system that was implemented in schools throughout and beyond Chicago. His groundbreaking design even received an honorable mention at the World Exposition in Paris. A bronze plaque inside the school commemorates his contributions and is clearly decorated with symbols related to his award-winning system such as a wrench, pipes, pressure gauge, and valve.

Waters was built by the famous architect, Dwight Perkins, who served as the Chief Architect for CPS from 1905 to 1910. He is renowned for other well-known Chicago landmarks such as Carl Schurz High School, the Northwest Tower in Wicker Park, Cafe Brauer, and the Lion House at Lincoln Park Zoo. Built in 1910, Waters is one of the 32 magnet schools in the CPS system and has a focus on Fine and Performing Arts and Technology. The building itself has

served as a blueprint for many other CPS elementary schools built in the early 1900s.

Over the years, Waters has adapted to the changing needs of the community. For example, about 25 years ago, the school established a Korean bilingual program to support an influx of Korean immigrants to the neighborhood. Signs of Korean influence can still be seen in the area in the names of many businesses along Lawrence Avenue, also known by the honorary street name of Seoul Drive.



The land on which Waters stands has its own unique history. Prior to European settlement, it was inhabited by the Native American tribes of the Council of Three Fires: the Ojibwe, Ottawa, and Potawatomi. Between 1907 and 1910, a large-scale construction project moved the Chicago River, which used to run through the school property. Remarkably, some of the trees in the Waters garden predate this construction, with at least one oak tree being over 300 years old.

After turning up so much interesting information about Waters, there is still one piece of information that has eluded me. What does the J in Thomas J Waters stand for? There is a good chance it stands for James; however, no definitive evidence has been found so far. What we do know is that Waters Elementary continues to serve as a vital part of our community, with students traveling over bridges, train tracks, and sidewalks in our unique neighborhood to learn and grow.

Construction Begins on Ronan Park Gateway and River Plaza

This spring the Chicago Park District began construction on the Ronan Park Gateway and River Plaza development. Construction should conclude by the end of the year.

The development of this new neighborhood gateway and riverfront plaza at Ronan Park was a result of a vision plan, entitled Confluence: Our Great Rivers in Albany Park which outlined a series of improvements for a new east gateway to Lawrence Avenue.

The new park improvements will integrate with the adjacent riverfront of the North Branch of the Chicago River and the existing community gardens immediately to the west. The improvements include a pavilion shade structure with stage, river overlook platform, paver plaza, open



lawn area, and two new accessible pedestrian entrances to the park.

Site improvements also include new shade and ornamental trees, benches, bicycle racks and park lighting. Design images have been provided to illustrate these new amenities.

Neighbors should be aware that a portion of the pathway running through the construction zone just north of Lawrence Ave and south of Ainslie will be closed for the duration of project as it falls

within the construction zone enclosed within perimeter fencing. Path closure signs have been installed at key entrances to inform pedestrians of the closure.



HPAC's John O'Connell Summer Concert Series Turns 30 With Another Stellar Lineup

This year marks the 30th anniversary of the Horner Park Advisory Council's John O'Connell Summer Concert Series. Our community concert series returns with more amazing acts for 2025, and some surprises too!

The season starts with the rhythm and blues stylings of **The Imperial Sound** on June 13, and features something for everyone.

Fans of country will want to check out the June 27 show featuring **Reilly Downes & The Acid Cowboys** and **Lydia Cash**, and jazz enthusiasts should plan to check out the **Horner Park Jazz Band** as they entertain the crowds the afternoon of the Ravenswood Manor Garden Walk.

Our 2025 Horner Park show on July 25 is a real treat, featuring legendary Chicago icons **Eleventh Dream Day** in a rare concert. Known for their energy-filled live shows, the band, which formed in the 1980s, performs only a few times a year, so this is one show to make sure you mark on your calendar.



Lydia Cash

Blues aficionados won't want to miss Vermont native **Sarah King's** return to Chicago on Aug. 22 as she makes her way through town on tour (you may remember her impressive set opening for Nathan Graham in 2023).

The blues will also be part of our very first **Manor Music Crawl** on Saturday Sept. 6. The crawl will be a full day of music. At 10am, we'll kick things off with a children's music show in Manor Park. Then stroll around the neighborhood all afternoon to a series of three porch concerts (watch for details on locations) which will feature the bluegrass of local favorite **Chris Walz** (fresh on the heels of a sold-out record-release show at the Old Town School), the folk pop of **Lisa DeRosia**, and some classic blues from a **Delmark Records** recording artist. The day of music culminates



June 13 | 7pm | Ravenswood Manor Park

The Imperial Sound

June 27 | 7pm | Ravenswood Manor Park

Reilly Downes & The Acid Cowboys/Lydia Cash

July 13 | 2pm | Ravenswood Manor Park

Narloch Piano Recital

July 25 | 7pm | Horner Park

Eleventh Dream Day

July 27 | 4pm | Ravenswood Manor Park

Horner Park Jazz Band

August 8 | 7pm | Ravenswood Manor Park

LBP School of Dance Recital

August 22 | 7pm | Ravenswood Manor Park

Sarah King and Special Guests

September 6 | Ravenswood Manor Park

Manor Music Crawl

featuring **Impulsive Hearts**, **Chris Walz**, **Lisa DeRosia**,
and a **Delmark Featured Artist**

September 19 | 7pm | Jacob Park

Jonas Friddle and Anna Jacobson

December 12 | 6pm | Ravenswood Manor Park

LBP School of Dance Winter Recital

at Ravenswood Manor Park with a special performance from **Impulsive Hearts**, the popular local all-girl band that's been a finalist for best Chicago rock band in the Chicago Reader poll the last two years.

Of course, our series always features the best and brightest new artists learning their craft, through our July 13 **Narloch Piano Recital**, and recitals from the **LBP School of Dance** on Aug. 8 and again on Dec. 12 for the pergola lighting.

The well-rounded series culminates with a terrific acoustic performance by **Jonas Friddle and Anna Jacobson** in a show sponsored by the Old Town School of Folk Music at Jacob Park on Sept. 19.

*Eleventh Dream Day**Sarah King*

Your Help Is Needed – In More Ways Than One!

The Horner Park Advisory Council has placed its full support behind the John O'Connell Summer Concert Series, says HPAC Concert Series Chair Jay Lyon.

"The series is really a jewel of the neighborhood," he said. "Over the years we've built it into something that other local park groups appreciate and want to emulate, which is a real testament to the legacy that the committee created over the past three decades."

Some improvements to the shows over the years have increased the costs, Lyon said, so financial help is needed from the neighbors and business sponsors more than ever before.

"We've put a real emphasis on original music," Lyon explained. "We made a conscious decision to bring in artists who are trying to earn their living through their own music, and paying them fairly."

"Attendees at these shows also know that just in the past few years, we started to engage professional sound engineers with superior equipment to run our shows," he explained.

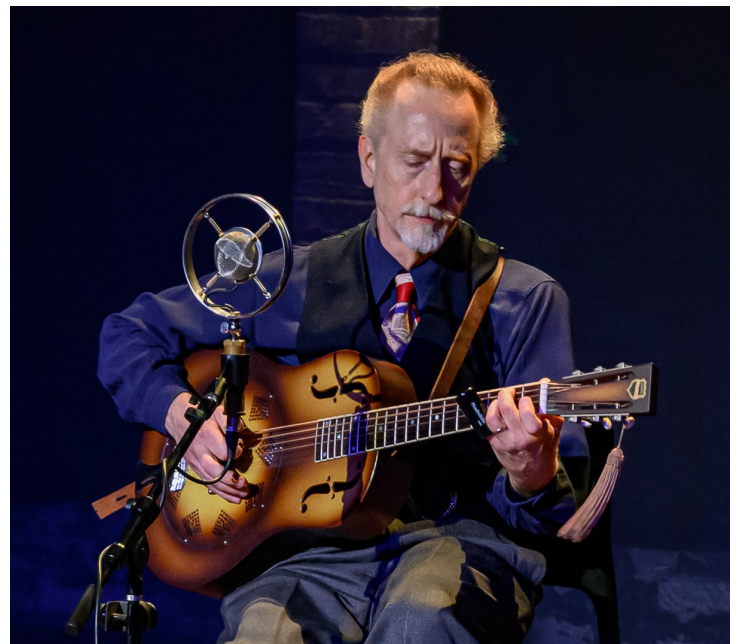
The result is "great sounding shows with dynamic performances. We want original artists to spread the word about the series, so that it becomes something that everyone wants to play."

Lyon said neighborhood support is more important now than ever before. "We are committed to having at least one show at Horner Park each year, and Horner shows cost much more than a show anywhere else because of stage and equipment rental required."

"We count on household subscribers and business sponsors to fund the series, because we receive no financial assistance from the City of Chicago or any other single entity," he said.

HPAC publishes an annual program book, which is distributed at concerts all summer long-and delivered to household subscribers and sponsors.

Residents can subscribe to the series by contributing online here: <https://www.hornerpark.org/concert-series>, or they can send a check to the

*Chris Walz*

Horner Park Advisory Council, c/o 4506 N. Francisco Ave., Chicago, IL 60625.

Business sponsors can advertise in the program by contacting Jay Lyon (jay@lyoncommunications.com).

"In addition to the financial support, we also need volunteers," Lyon added. "We need people who would volunteer to pass programs out at shows, set up and tear down the lights, and introduce the bands at the shows."

Anyone interested in volunteering with the HPAC Concert Committee should contact Jay Lyon at the email above.

"Working the concerts is very satisfying, as you get to witness the crowds enjoying the music, and being introduced to new artists. As we head into our 30th season, we need new blood to ensure these shows continue for the next 30 years," Lyon said.

Montrose Avenue to Remain Open at the River Despite Bridge Resurfacing



As of early June, the Chicago Department of Transportation (CDOT) was just about to begin a resurfacing project on West Montrose Ave. crossing the North Branch of the Chicago River. This work is part of the Chicago Department of Transportation's Arterial Street Resurfacing North Area Project. As part of Chicago's Complete Streets Ordinance, any arterial resurfacing project must also include pedestrian and bike safety infrastructure improvements, including curb and sidewalk improvements, safer pedestrian crossings, and improved bike infrastructure where appropriate.

The Montrose Avenue project will include sidewalk improvements, bridge deck patching, milling and paving the existing asphalt pavement, and striping.

Asphalt resurfacing is usually done in several blocks at a time. The existing asphalt is first milled; 2-3 weeks later, the 1st layer of asphalt is laid, and 2-3 weeks after that, the 2nd and final layer of asphalt is laid. Arterial resurfacing projects do not generally require full road closures, but instead lane closures as needed.

During bridge deck patching, there will be closures on half of the bridge, and then once the first half is complete, closures will be flipped to the other half. Traffic will shift as well, but remain open in both directions during the work. During construction, there will be No Parking in the work area during work hours (typically 7am-4pm).

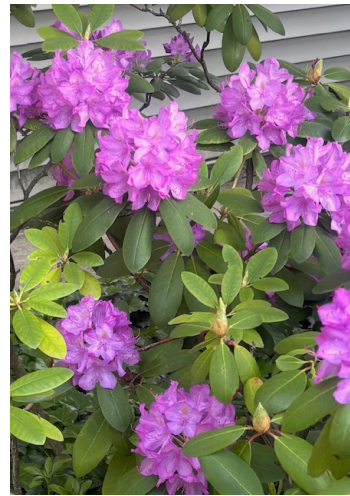
All work on this corridor is scheduled to be completed August 1, 2025.

Did You Know...?

Montrose Avenue is named after James Graham, 1st Marquess of Montrose, a Scottish nobleman who lived in the 1600s. He was a military leader, poet, and handsome devil who came to be widely known as "The Great Montrose."



Looking south along the river toward the Montrose Ave crossing, circa 1900



Garden Walk Seeks New Participants

It has been said that to plant a garden is to believe in tomorrow.

If that's the case, then to plan a neighborhood garden walk is to believe in next month... and to believe in one's neighbors!

That's certainly true of the organizers behind the 68th Annual Ravenswood Manor Garden Walk which will take place on **July 27 from 1-4pm**. They are calling on neighbors to help make it the best one yet by signing up—especially new participants!

Whether you have a front garden full of color or a serene backyard oasis, your space is sure to inspire others and invite interesting conversations. Many visitors return year after year, so mixing in new gardens keeps the event fresh and exciting. Plus, the Garden Walk is more than just a stroll—it's a chance to connect with fellow garden lovers and share ideas.

Backyard hosts who are present during the event often find it to be a particularly rewarding and social experience.

Interested in joining? It's easy! Reach out by June 27th

Simply email the Garden Walk organizers (gardenwalk@ravenswood-manor.com) with your interest in adding your garden to the walk, and you'll be added to the list.

Once you're signed up, you'll receive email updates with everything you need to know, including tips for hosting a successful garden. To sign up, please reach out by June 27 to be included in this year's walk.

Walk the Walk for Beautiful Blooms and Tunes

Once again the walk, on July 27, will be complemented by a FREE LIVE CONCERT at Manor Park from 4-5 pm featuring the Horner Park Jazz Band!

There's a suggested donation of \$5 and maps can be picked up on the day of the event at Manor Park.

Help us celebrate the beauty and creativity of Ravenswood Manor—sign up and open your garden gate!

"The garden suggests there might be a place where we can meet nature halfway."

– Michael Pollan

125 Trees and Counting: Openlands' Manor Efforts Continue. Sign-Up Now for This Fall's Planting

By Deb Robinett



In order to maintain our beautiful tree canopy, the RMIA is once again partnering with Openlands to offer to plant new trees for any open parkway in the Manor. Our community has routinely pitched in to help plant the trees, and homeowners can help if they wish.

Ravenswood Manor has planted over 125 trees through the Openlands Tree Project. We offer this opportunity once again for **Fall 2025**.

The tree cost is \$100, which includes the tree and the planting. Seniors pay half!

If you wish to sign up for a tree, send an email to trees@ravenswoodmanor.com with your address and how many trees you would like. This fall's planting will be on Sept. 20th and we'll respond with more info upon receiving your email. Please note that the type of tree is left up to Openlands.

Also, if you are hoping to replace a recently 'lost' tree, Openlands recommends allowing the ground to rest and heal for two years before planting a new tree in that same location. If you lost a tree and the stump remains, contact the City through 311 and have the stump removed. For more details visit: <https://ravenswoodmanor.com/openlands-tree-planting/>



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RAVENSWOOD MANOR COMMUNITY GARDENERS

Volunteers needed to support our neighborhood green spaces from 9am - 10am on June 22, July 20, August 17, and September 21.

Help your community, meet your neighbors, and enjoy some donuts! More info at ravenswoodmanor.com.

Sign up for any date at bit.ly/rmiagarden.





Trust Deb Hess with Your Nest.

As a lifelong Chicagoan with over 33 years of deep-rooted real estate experience, I am proud to serve our Ravenswood Manor community. My dedication to providing unmatched insights and strategic guidance has propelled my career sales across Chicagoland to exceed \$850 million. Living and working in the Ravenswood Manor area, I was honored to be named The Top Neighborhood Producer in 2023 by The Chicago Association of Realtors. Over the past two years alone, my team and I have successfully facilitated dozens of local home sales, enhancing our neighborhood one family at a time.

Discover why your neighbors trust me with their real estate needs. **Scan the QR code** below to listen to their experiences and learn how I can help you achieve your property goals.



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9:30AM**