



Jefferson Park Neighborhood Association (JPNA) Newsletter for Spring 2023

PO. Box 30072
Chicago, Illinois 60630-0072
773-282-3879
MAIL: jpna@jpna.net



Website



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Meetings

The Jefferson Park Neighborhood Association will hold an 'in person' meeting on Wednesday, March 29, 7:00 p.m. at the Congregational Church of Jefferson Park, basement auditorium, 5320 W. Giddings. Free parking is available at the Hoyne Drive-up Bank, Milwaukee & Giddings. Refreshments will be provided.

The speaker will be Affinity Officer Nikoletta Papadopoulos. She will talk about some of her work with our transit unhoused folks and any success stories she can share. Also, a new business will be introduced.

Northwest Highway and Carmen

By Colleen Murphy

*The corner of Northwest Highway and Carmen once had zoning for single family homes and 2 flats, until a former alderman changed zoning to allow **17 units** without community input. JPNA opposed that zoning change and we testified against it at city hall.*

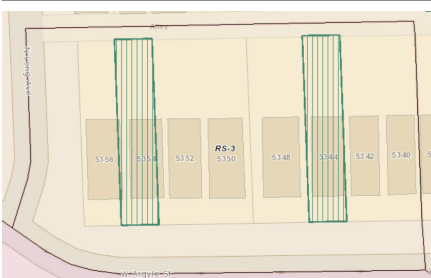
*In 2020 the developer approached Alderman Gardiner to change the zoning to allow for **36 units** with no parking. Developers insist on more dense developments with no parking requirements because the City of Chicago Transit Oriented Development (TOD). This would require a zoning change for the increased density. The **36 unit** proposal was rejected by Alderman Gardiner due to community opposition. The local neighbors had concerns about parking and would not want tenants to obtain a zone 101 parking permit (note: Northwest Highway is not zoned for 101 but the surrounding area is).*

*Alderman Gardiner discussions with developer resulted in proposal of **14 apartments and 14 parking spots** at Northwest Highway and Carmen. JPNA's platform statement is for development to fit the character of the neighborhood. Even though the proposal of 14 apartments is larger than what we would prefer, we realize that if this proposal fails to move forward then something much bigger would be built there in the future.*

Alderman Gardiner has made the best of the situation that he inherited from a previous alderman. In my opinion, Alderman Gardiner did an outstanding job and achieved the impossible by getting this developer to build fewer units than the zoning permitted and to add parking in a TOD area. Thank you, Alderman Gardiner, for your work to maintain the character of Jefferson Park.

Long and Argyle Update

Building has started on the 8 sights at Long and Argyle. This is an example of Developers, Alderman Gardiner, and area Neighbors of the JPNA working together to getting construction within the character of the neighborhood. Below show the change of zoning back to RS-3 and the current construction.





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Community Safety Tips

Residential and Apartment Burglaries

Most burglaries are committed by opportunist thieves. They often get in through an open door or window. A vacant house, or one that appears to be vacant, is an appealing target to a burglar. This is true during the work day when everyone may be at work or school, or during a vacation, a weekend away from home, or a business trip.

Here are a few safety tips:

- *DO NOT advertise your schedule/vacations on social media.*
- *High quality surveillance cameras, "Ring style" camera doorbells. Use them.*
- *Invest in an alarm system with indoor/outdoor cameras, window, door, and motion sensors.*
- *Renting? Several well known alarms can be portable and leave a low footprint.*
- *Doors should be solid. Glass panels are especially vulnerable, so consider laminated glass or a grill.*
- *Both front and back doors should be fitted with a deadlock.*
- *Never leave a spare key in a convenient hiding place such as under the doormat or in a flower pot. Thieves know this trick by now. If you must, then get creative.*
- *When you aren't home, use a timer set to turn interior lights on and off at varying intervals as though your home was still occupied.*
- *Don't keep large amounts of cash or really valuable jewelry around the house; or install a well built and properly secured safe in a secret location.*
- *Engrave all valuables with a unique identifier. Take pictures of these items with identifier and upload them to a secure cloud service.*
- *Be a good neighbor. If you see something suspicious, call the Police. DIAL 9-1-1.*

The DreamTown Estate Professional

As a Chicagoland real estate professional, Nick Castronova is proud to support his clients throughout their home journey with exceptional service and a creative approach to the renting, buying and selling process. Nick believes in building lasting relationships with his clients, drawing on these deeper connections to understand their specific goals and better navigate their transaction. Whether first-time buyers or seasoned investors, Nick knows the right property is out there. He understands that the choice to rent, buy or sell a home may often feel overwhelming. Nick strives to offer his clients the expert insight and gives them the confidence they need to make an informed decision. Nick ensures his clients wish list and goals are always met.

Events

Jefferson Park Sunday Market @ Copernicus Center

- Sunday April 2, 2023 10am—2-m

April 15, 2023 — Olive's Garden Fundraiser at Rabbits Bar on 4945 W. Foster from 3pm to 6pm.

Jeff Fest @ Jefferson Memorial Park:

- Friday August 4, 2023 5pm—10pm
- Saturday August 5, 2023 2pm—10pm
- Sunday August 6, 2023 2pm—10pm

1st JPNA Christmas Decorating Contest

We had 404 neighbors voting for 25 entries. The winners to the JPNA / Compass Decorating contest are as follows:

1. 5400 N. Moody
2. 5753 N. Menard
3. 5325 N. Ludlam

JPNA Board Members: Colleen Murphy (President); William "Brian" Wardman (Vice-President/Newsletter Editor); Bruce Herr (Treasurer); Gwynne Carlson; Steve Neidenbach; Eva Skowronski; Floyd Ruger

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