

GROW47

The 47th Ward Public School Initiative



Detached Single
 Status: **ACTV**
 Area: 8005
 Address: 1848 W Byron St ,
 Directions: FROM ADDISON,
 EAST TO HOME

MLS #: 07755562
 List Date: 03/16/2011
 List Dt Rec: 03/16/2011
 Chicago, Illinois 60613
 GO NORTH ON LINCOLN (past Trader Joe's) TO BYRON, THEN

List Price: \$1,075,000
 Orig List Price: \$1,149,000
 Sold Price:

Sold by:
 Closed:
 Off Market:
 Year Built: 2003
 Dimensions: 25X121
 Ownership: Fee Simple
 Corp Limits: Chicago
 Coordinates: N:3900 W:1848
 Rooms: 10

Contract:
 Financing:
 BR Before 78: No

Subdivision:
 Township: Lake View

Bathrooms 4 / 1
 (full/half):
 Master Bath: Full
 Bsmnt. Bath: Yes

Lst. Mkt. Time: 175
 Points:
 Contingency:
 Curr. Leased:

Model:
 County: Cook
 # Fireplaces: 3
 Parking: Garage

Spaces: Gar: 2
 Parking Incl. Yes
 In Price:

Remarks: COONLEY SCHOOL DISTRICT! LUXURIOUS, S.FACING, BRICK HOME W/5 BDRMS, 4.1 BTHS, BRAZIL CHERRY FLRS, KITCH W/TUSCAN CABS, 6 BURNER VIKING/SUBZERO/BOSCH, MUD RM, 3 BDRMS ON 2ND FLR, EA W/ BTH, 2 LDYR RMS, MSTR BR W/XL MRBL BTH & STEAM SHWR, LL WET BAR, RADIANT HEAT, 2 CAR BRICK GAR, 3 CEDAR DECKS & LRG YARD, MINUTES TO TRADER JOE'S, WRIGLEY FLD. 2 BLOCKS TO BROWN LINE EL STOP, OWNER DID NOT FILE HOMEOWNER EXEMPTION.

School Data	Assessments	Tax	Miscellaneous
Elementary: Coonley (299)	Amount: \$0	Amount: \$19,496.22	Waterfront: No
Junior High: Coonley (299)	Frequency: Not Applicable	PIN: 14192040370000	Appx SF: 0
High School: Lake View (299)	Special Assessments: No	Multi PINs: No	SF Source: Not Reported
Other:	Special Service Area: No	Tax Year: 2009	Acreage:
	Master Association: No	Tax Exmp: None	

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	18X14	Main Level	Hardwood		Master Bedroom	18X13	2nd Level	Hardwood	
Dining Room	18X13	Main Level	Hardwood		2nd Bedroom	18X16	2nd Level	Hardwood	
Kitchen	18X16	Main Level	Hardwood		3rd Bedroom	12X10	2nd Level	Hardwood	
Family Room	18X12	Main Level	Hardwood		4th Bedroom	13X10	Lower	Carpet	
Laundry Room					Recreation Room	30X18	Lower	Carpet	
5th Bedroom	13X10	Lower	Carpet						

Interior Property Features: Bar-Wet, Hardwood Floors, Heated Floors, 2nd Floor Laundry

Exterior Property Features: Balcony, Deck

Age: 6-10 Years	Additional Rooms: 5th Bedroom, Recreation Room	Roof: Rubber
Type: 2 Stories	Garage Ownership: Owned	Sewer: Sewer-Public
Style: Brownstone	Garage On Site: Yes	Water: Lake Michigan
Exterior: Brick	Garage Type: Detached	Const Opts:
Air Cond: Central Air, Zoned	Garage Details: Garage Door Opener(s)	General Info: None
Heating: Gas, Forced Air	Parking Ownership:	Amenities:
Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Closet, Pantry-Walk-In	Parking On Site:	Asmt Incl: None
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Washer, Dryer, Disposal	Parking Details:	HERS Index Score:
Dining: Separate	Driveway:	Green Dtscl:
Attic:	Foundation: Concrete	Green Rating Source:
Basement Details: Finished, Exterior Access	Ext Bas/Fnd:	Green Feats:
Bath Amn: Whirlpool, Separate Shower, Steam Shower, Double Sink	Disability Access: No	Sale Terms:
Fireplace Details: Wood Burning, Gas Logs, Gas Starter	Disability Details:	Possession: Closing
Fireplace Location: Family Room, Living Room, Master Bedroom	Exposure:	Occ Date:
Electricity:	Lot Size: Standard Chicago Lot	
Equipment:	Lot Desc:	

Agent Remarks: OWNER DID NOT FILE HOMEOWNER EXEMPTION. PROPERTY TAXES ARE IN THE PROCESS OF BEING CONTESTED.

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Lock Box:
Coop Comp: 2.5% - \$275 (on Net SP)	Addl. Sales Info.: List Agent Must Accompany	Special Comp Info: None
Showing Inst: EMAIL NICK.KLUDING@BAIRDWARNER.COM	Contact Name:	Expiration Date:
Mgmt. Co:	Ph #:	Phone:
Owner: OWNER OF RECORD	Ph #: (312) 640-7010	Agent Owned/Interest?: No
Broker: Baird & Warner (11000)	Ph #: (773) 255-6072	Team:
List Agent: Nick Kluding (121367)	Ph #:	Email: nick.kluding@gmail.com
Co-lister:		More Agent Contact Info:

What we know...

- **Why you move the ward** → Family friendly, pedestrian oriented, and great services
- **Why you stay** → Cluster of great elementary schools
- **When you leave** → 7th grade is the drop-dead exit point
- **Where you move** → Suburbs with good school districts
- **What you get in the suburbs** → A complete neighborhood K-12 system.

What is Happening?

High tax rates coupled with a tier system and entrance exams for selective enrollment high schools make the suburbs more attractive each year your child advances through school.

- **Less than 25% of 47th Ward eighth graders attend neighborhood high schools.**

What can we do?

More selective enrollment seats will NOT fix the problem – demand will always outpace supply.

- **What we need in the 47th Ward is a complete neighborhood school system.**

“We’re all in this together”

That means parents, seniors, renters, and business owners all benefit when schools do well. Why?

- **Increased property values, a well-educated community, stabilized tax base, increased demand for rental housing, increased traffic in business districts, etc.**



Leveraging what we've learned from improvements at Bell, Coonley, Audobon, and Waters Elementary Schools

Four levers are needed to spur change:

1. Parental/community involvement
2. Change of perception
3. Outside fundraising
4. Cultivating school leadership

All four levers must move simultaneously in order to be successful.

Three key groups must mobilize and work in concert.

- 1) Aldermanic Office
- 2) School Improvement Committee
- 3) Chamber Committee

Aldermanic Office

- Work with Chicago Public Schools to identify school enhancements (academic or “bricks and mortar”) Each time a community or community group reaches a milestone, a TIF trigger will be activated and money will be released to schools.

School Improvement Committee

- The aldermanic office will work with the committee to develop “Friends of...” for each public school in the 47th Ward. Where a “Friends of” exists, my office will help identify TIF triggers. The committee will be tasked with identifying key nodes in the footprint of each school to help organize parents, community leaders, landlords, and businesses.
- This committee will be chaired by Dan Hynes and Paul Rosenfeld. Both are Bell parents, ward residents and community leaders

Chamber Committee

- The Chamber Committee will work with their constituencies to identify school sponsors, fundraising opportunities and connect business owners to school in their footprint.
- The Aldermanic Office and School Improvement Committee will work with the Chamber leadership to brand the 47th Ward.
- Branding will help attract new residents and businesses to the 47th Ward.

Next Steps

1. The aldermanic office will be working with CPS to identify capital improvements and academic enhancements through TIF.
2. Dan Hynes and Paul Rosenfeld will be creating a School Improvement Committee.
3. Ald. Pawar will be meeting with chamber leaders to brand the ward. This effort will require assistance from community members experiences in advertising, brand creation/management and marketing

Interested in joining Grow47?

- You may be asking: What can I do?
 - For GROW₄₇ to work, we need everyone in the community to rally around our public schools. To get involved, please contact Dan Hynes or Paul Rosenfeld at: grow@chicago47.org

STAY TUNED FOR MORE DETAILS!!



**Remember, when schools
win, we all win!**

To contact the School Improvement Committee, please
e-mail them at:

grow@chicago47.org

