

ROGERS PARK BUILDER

SUMMER 2000

Parking the Number One Challenge in Rogers Park?

Survey Indicates That It Is . . .

Is parking as big an issue in property management and development in Rogers Park as it has been painted out to be? To find out, the Builder recently conducted a random survey of some prominent building managers and developers among the Builders Group members and here are the results:

Carla Price

East of Sheridan Road, parking is difficult at all times. West of Sheridan it is better, but becomes a problem after 10 p.m., when the spillover from east of Sheridan takes up the few spots remaining. We have tried in vain to rent the parking lot on the Southwest corner of Jarvis and Greenview for night time parking. A possible solution might be to follow the lead of Ald. Mary Ann Smith of the 48th ward, who had a condemned building torn down at Thorndale and Broadway, and converted into a parking lot with an attractive wrought iron fence. Aldermanic action like this in strategic locations would help a lot.

Bob Szymanski, Urban Equities

Parking is indeed a problem. An example is the parking problem that exists around our building at 6200 N. Clark, only a few blocks away from the Metra station. Parking is so congested around this station, that many of our tenants simply cannot use the Metra system. If this is true of a building only a few blocks from the Metra, the problem is compounded for those who live further away. There is no simple solution, but one possible answer is for the city to acquire some property in the area for conversion into parking lots through the eminent domain procedure.

Jake Weiss, Weiss Properties

Parking is and is not a problem in our experience. It depends on the tenants. In some of our more upscale properties, the tenants tend to take the CTA Red Line and the Metra. In lower scale rental buildings, tenants rely more on their cars and parking is definitely a problem for them. I would like to see Morse Avenue become more of a business street. This might help to make more off street parking available, and might even lead to the construction of a parking garage which would help a lot.

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New Dominick's Fresh Food Store



On hand to help celebrate the formal dedication of the new Dominick's Fresh Food store in Rogers Park on June 8th was Mayor Richard M. Daley (third from left). The Mayor is seen congratulating Ted Lazar, Dominick's store manager. Others shown are Dominick's merchandising managers. The new store was recently licensed to sell liquor (see page 2).

Second Annual Field School Camera Project a Winner

The second annual Field School camera project is over and went off like a dream, according to Vice President Laurene Huffman, who was one of several Builders Group volunteers who helped in the project. The project was co-sponsored by the RPBG, which fully funded the event, and the Estes/Paulina/Greenleaf block club. The 57 participants, all 5th grade students at Field School, literally combed the entire area to uncover what they liked (attractive looking homes and landscaping) and what they didn't like (car wrecks, littered alleys, graffiti, and then proceeded to take photos working with disposable cameras.

"Besides being an exercise in good citizenship, the children are now aware of community needs and how they can help to promote community awareness," said Nancy Komessar,



Mike Glasser, President, Rogers Park Builders Group (fourth from left, rear) and Dan Dooley, Membership Chair (to Mike's right) are surrounded by a few of the excited 5th graders that took part in the Field School Camera Project.

originator of the camera project idea and a block club member. She indicated that the children loved the project and often had adorable things to say about what they saw.

Several individual members and many block club members volunteered their time to work with the children in taking pictures, including: Mike Glasser, Dan Dooley, Eleanor Grumman, Laurene Huffman, Dan Schwegel, Ivah Urbanski, and Phillip Williams, from the RPBG.

Mike Glasser expressed his gratitude to Dominick's Fresh Foods for supplying the cameras and film processing at cost. "This really helped to make the event a success," he said. He indicated that because of the event's success a similar project is being planned at Field and possibly at other local schools next year.

RPBG to Again Sponsor Ennui Cafe Jazz Festival

Plans are moving forward to hold the second annual Ennui Café Jazz Festival on the weekend of July 29-30. "We anticipate that this year's event will even surpass last year's highly successful Festival," said Tenley Timothy, of the Ennui Café.

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AROUND THE NEIGHBORHOOD

Rogers Park Properties Make Good Showing in Realtors Competition

Rogers Park has made an excellent showing in this year's Chicago Association of Realtors Good Neighbors Awards competition. The winners this year include:

Condo Conversion 6328 N. Bell, Natura Family Ltd. Partnership, Developer

Condo Conversion 1505 Jonquil, The Drake Group, Developer

Condo Conversion 6444 N. Glenwood, A & I Krutulius, Developer (RPBG member)

Mixed Use Rehab 1624 W. Morse, Cornerstone Corp., Developer (RPBG member)

Mixed Use Rehab 1649 W. Jonquil, Northwest Realty & Developments

Mixed Use Rehab 6949 N. Greenview, Greenview LLC

According to Diana Turowski, of the Chicago Association of Realtors, the awards are presented to developers and building owners of properties which have been run down through neglect and converted into quality buildings which are eminently marketable and first class in every respect. The awards were presented May 8 at a dinner held at the Cultural Center.

Dominick's Awarded Liquor License – Outlook is Brightened

The Dominick's Fresh Food supermarket in Rogers Park has taken a positive step in assuring its future in Rogers Park. It has been granted a liquor license which will insure its ability to compete with other food stores in the area and enhance its profitability.

According to store manager Ted Lazar, Dominick's is now stocking a complete line of beer, wine and liquor, but no pints or quarts. It is also keeping a strict watch to make sure that no purchasers are under age. The new liquor section is located in an area of the store formerly occupied by the ethnic foods.

Lazar expressed his gratitude to members of the Builders Group for all their support. "We could never have gotten our license without the many letters of support we received from the Builders Group and its members. It has really made a difference," he said.

("Parking" continued from Page 1)

Jim Stoller, The Building Group

Parking has always been a problem in Rogers Park and with increased mobility and the decreased cost of cars, it is more of a problem than ever. I strongly recommend that this problem be studied for developing an alternate parking plan similar to what has been accomplished in Edgewater. This plan incorporates more angled parking and increases parking capacity on existing streets while at the same time creating more space for landscaping.

Tom Heineman, Eastlake Terrace Building Owner

Parking is the number one issue for Eastlake Terrace residents. As many buildings have gone condominium and as existing rentals have been rehabbed, we are attracting more affluent tenants and the number of cars has increased dramatically. Making the problem worse is the safety perception of Howard Street. Many tenants and condo owners on Eastlake do not feel safe walking to the Howard Street 'El' station. This results in greater dependence on autos to get around.

("Jazz Festival" continued from cover)

Reporting at the May Board meeting, Ms. Timothy said that last year's kickoff event drew more than 2,000 and included a street jazz concert. Like last year's event, the Festival will draw upon the talents of numerous jazz greats including the avant garde AACM (Association for the Advancement of Creative Musicians), Brad Good, and Kick the Cat, among others.

"The object is to highlight Rogers Park as a viable center of culture and place in which to live," said Ms. Timothy. Carla Price, Builders Group Chair of the Arts Committee, reported that the Builders group will again serve as a festival sponsor, and has allocated \$500 for that purpose. As a sponsor, she added, the Builders Group will host the appearance from 6 to 8 p.m., Sunday, July 30 of the nine-piece Latin Jazz orchestra, "Chevere." This will be followed by a jam session featuring individual Rogers Park musicians which will end the evening on a truly exciting note at 10 p.m., said Carla.

NEIGHBOR PROFILE

A Touch of Class and Quality

Here are some little known facts about our hardworking and painstaking treasurer who has worked so hard to keep the Builders group in the black – Tim Flentye.

Tim's family has been in Rogers Park since the 1940s. His properties are noted for fair rents, excellent service and quality tenants. Neighbors appreciate his family's efforts and the Flentyes are seen as a major anchor to the North Sheridan and North Eastlake neighborhood.

Flentye Properties include a 74-unit double courtyard building in the 7700 block of North Sheridan. It consists mostly of studios and 1-bedroom units and attracts Northwestern graduate students from around the world. It is known for its quality management and well-maintained units at reasonable rents.

Flentye Properties also include a beautiful 1920s 6-flat in the 7700 block of Eastlake Terrace featuring great lake views and attractive 3-bedroom, 2-bath units. In addition, the Flentyes have recently acquired a five unit 60s style building in the 7600 block of Eastlake Terrace.

These units feature typical Flentye style quality and views of the lake as well as a private sand beach.

Tim and his neighbor and RPBG member (and former Treasurer), Tom Heineman, frequently launch their sea kayaks from this beach, taking advantage of the wonderful location and private beach.

In addition to the above properties, Tim is currently converting a 3-flat at 7730 N. Eastlake to condominiums. In his most expensive unit, Tim is asking \$200 per square foot selling price, which would be a high for Rogers Park thus far.

Small wonder that Tim and his family won a Tender Loving Care award from the Rogers Park Community Council a few years back. Tim has been an active and zealous Builders Group Member for seven years.



– Tom Heineman

Shell Station Development at Howard and Sheridan Forging Ahead Under New Ownership

John Thomas, of Newport Builders, the new owner of the lakefront property formerly occupied by the Shell Station on North Sheridan, reports that the development is proceeding along a somewhat modified, but similar, plan to the one designed by the original developer, Tony Ruh. In fact, Thomas is using the same architect.

Thomas, who was introduced at the May Board meeting, says that he was impressed with Ruh's original plan which has obtained City Hall approval, but basically, he has reduced the number of units to 57 instead of the original 69. Each unit, under the new design, has a view of the lake, he emphasized, making all units extremely desirable.

The project, known as the Residences at Lake Point, will feature 39 condo units in a 7-story building in the rear, cascading down to 16 connected townhouses and two stand alone townhouses. A traffic light at Sheridan Road will allow for a left turn onto Juneway thus providing access to the units. The amount of green space fronting the development has been increased to 1,060 square feet. The plan also provides for 105 parking spaces for the 57 units, almost 2 spaces for each unit. This addresses community parking concerns discussed in the cover story.

Several New Developments in the Works

Several new condo and mixed use developments have been recently announced and are now being marketed to prospective purchasers and tenants.

Former Bethesda Hospital Site Heading the list is the condo development at Howard and Western, on the premises formerly occupied by Bethesda Hospital. According to Connie Abels, RE/MAX NorthCoast Realty, the sales agent, the development consists of 59 units, including 1- 2- and 3-bedroom units, plus four duplex 3-bedroom units and one penthouse.

Each unit has its own parking space, in addition to 11 guest spots and three handicapped parking spaces. Units include central air conditioning, two full baths in the 2 and 3-bedroom units, a balcony and patio, all appliances including a dishwasher and microwave.

Abels indicated that there will be a doorman on site, large storage units, a workout room, satellite T.V. and multiple elevator banks.

Morse-Ashland Area The second development, a mixed use conversion of a formerly dilapidated, run-down building at 1624 W. Morse, now consists of 31 bright and modern studio apartments and 19 1-bedroom units, which are described as condo quality by the owner, Carl McElroy, of Cornerstone Corporation.

McElroy indicated that studio apartments have a new kitchen with modern appliances, cabinets and carpeting, and new painting and plastering.

The 19 1-bedroom units will have all of this plus new hardwood floors, new windows and doors, all new kitchens and appliances and new bathrooms. 1-Bedroom units will rent for between \$650 to \$750, while studios will rent for \$450-\$525.

McElroy stated that as a result of the improvements made, he has seen a complete turnaround in the quality of applicants and is getting an increasing number of Northwestern graduate students as well as young professionals applying for apartments. The building is one of six Rogers Park developments to receive the Chicago Association of Realtors Good Neighbor awards (see page 2).

Jarvis El Area The third development, at 1441-42 Jarvis, houses nine stores, and ten small office studios and 12 apartments. According to Julian Mickelson, of Mickelson Brothers, Owners and Developers, the apartments have been completely rehabbed and feature refinished hardwood floors, new kitchen and baths, dishwasher and other kitchen appliances and a backyard with a barbecue grill in a garden like setting.

"We are committed to Rogers Park," Mickelson stated, "and have gotten some very good vibes from people who have viewed the apartments and the studios."

Southeast Rogers Park Sharon Kozak of Coldwell Banker reports that Rogers Park will soon see two deteriorated buildings transformed into 29 beautiful condominium homes. The properties consist of one 12-unit building on the Northeast corner of Columbia and Sheridan, and the other, a 17-unit building, is on the Southeast corner of Arthur and Seeley. According to Kozak, both buildings feature quality workmanship by proven developers. They offer characteristic detail and upscale amenities such as imported Italian cabinetry and custom design hardwood flooring. Units, which are scheduled for Fall 2000 delivery, will range in price from \$145,000 to \$210,000. Contact Sharon Kozak at Coldwell Banker at (847)864-2600.

Something We Can All Be Proud Of!

by Mike Glasser

President, Rogers Park Builders Group



I grew up as a Westsider, living at first in the Galewood (Harlem/North Avenue) area, and later in Oak Park. Hence, I have only faint childhood memories of Rogers Park: visits to Ashkenaz deli on Morse (which I barely remember) and, later, visits to Biddy Mulligan's, which I also don't remember, but for different reasons. From all of these visits, the image I conjure up of Rogers Park was that of driving northbound on Sheridan Road, stopping at those red lights (which weren't well synchronized back then), gazing ahead at the old Shell Station at the Sheridan Road bend, just before Rogers Park becomes Evanston.

This site is among the most visible of our community. It is the site that greets most visitors' eyes as they enter our community (and the City of Chicago) from the north; or it's the last, as they leave. Many tens of thousands of people drive or walk by it every day, including those of us who are neighborhood residents.

One of our directors has become intimately familiar with this site over the past few years. Tony Ruh, of Ruh Realty, purchased it, envisioning development of end condominiums and townhouses. Tony spoke passionately about his project, eliciting RPBG support. He cleaned the site, and he met city requirements for parking and density. The City stringently considered the impact of this development on traffic flow, and finally approved a modification of his plan. Tony started excavating the site but postponed construction when his father, an important financier, suffered a heart attack. Tony painstakingly decided it was not in his family's best interest to continue. He commenced a search for a developer to whom he could sell the project.

At this point Tony did our neighborhood proud. Instead of 'selling out' to the highest bidder (there were several), Tony insisted, throughout, that the new developer meet (or exceed) his vision of a high-end quality development. True to his word, Tony found such a developer, John Thomas, of Newport Builders (see article in column 2). Interestingly, John has altered the plan, decreasing density, eliminating one of the two buildings and improving the parking. John met the golden principle of KISS (keeping it simple). Now people driving northbound on Sheridan Road won't be driving towards a brick wall of the condo building, but rather towards the courtyard of the complex. John presents a masterful adaptation of Tony's original vision; one that we are proud to see presented to the community.

We are hopeful that the City will adequately resolve neighbors' continued concerns regarding traffic flow patterns. We are confident that in upcoming months, our entire community will take great pride as we see John construct and sell Rogers Park's next premier development on one of our most visible sites.

OUR MISSION

The Rogers Park Builders Group's mission is to encourage investment, development, and ownership in the Rogers Park community. Looking far beyond bricks and mortar, the RPBG initiates and supports collaboration on city and community actions to create a destination community.

RPBG Officers

- Mike Classer, President
- Michael Wallik, Immediate Past President
- Paul Goguen, Past President
- Laurene Huffman, Vice President
- Tim Flentye, Treasurer
- John O'Leary, Secretary
- Dan Dooley, Chairman-Membership
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Please send information about becoming a member of the Rogers Park Builders Group

Name _____

Address _____

City/State/Zip _____

Phone (daytime) _____

Phone (evening) _____

I'm interested in: _____

Comments _____

Mail to: Mary Jane Sacks, Administrative Director
 Rogers Park Builders Group
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 e-mail: tjacks@aol.com
 Website: www.rogerspark.com

Joint Meeting with EUBA and Lincoln Park Builders is in the Works

As you may know, the Rogers Park Builders Group collaborates not only with community groups but with other outside organizations in fulfillment of his mission to create a destination community. An example of such collaboration was last year's joint meeting, the first ever with EUBA (the Edgewater Uptown Builders Association).

The meeting was extremely successful, so that this year, we plan to again meet not only with EUBA, but with the Lincoln Park Builders Club as well. Problems affecting all three organizations will be discussed as well as possible solutions.

The event, which will mark the exact day, 75 years ago, that the Uptown Theater opened, will begin at 6:30 p.m., Thursday, August 17, at the Uptown National Bank and will be followed by a tour of the renovated Theater, formerly one of the prime examples of Balaban & Katz's chain of motion picture palaces in Chicago and surrounding areas. The event is open to Board members and sponsors.

The Uptown National Bank is actively involved in planning and is co-sponsoring the meeting.

Limited Supply of Rogers Park Brochures Remain – New Brochure is Being Produced

At the May Board meeting, a project to revise the highly successful and colorful Rogers Park brochure was given the go-ahead. The brochure, which will be supervised by Board Member Jim Stoller, is scheduled for publication in 2001.

Meanwhile a limited supply of the brochure, which has been highly effective in promoting Rogers Park as a place in which to live and invest, still remains. Copies are available for the asking while the supply lasts. For your copy, call Mary Jane Sacks, Administrative Director, at (773) 743-7433.