

ROGERS PARK BUILDER

SUMMER 2001

Mickelson Brothers Rehab Tired Vintage Property

Take an old, historic building which has deteriorated and is ready for demolition, and instead do a "gut rehab" with an eye towards restoring some of the features which added to its attractiveness in the first place. That's the scenario for a multi-unit, mixed-use two-story building at 1439-47 W. Jarvis at the Southeast corner of Greenview and Jarvis just east of the Jarvis "El" stop. This property has been artfully restored and given a new lease on life.

RPBG members, Julian and Jon Mickelson, twin brothers, are the developers and owners of the building. According to Julian they have invested an estimated million dollars in the project. Included in the property are nine stores (all of which are leased), ten small offices (eight of which are rented), and 12 one and two-bedroom apartments (which are fully rented).

Included in the "artsy" list of clientele occupying the stores are Don's Coffee Club, a book store, a second-hand antiques dealer, a sculpting studio, and a non-profit music theater workshop. The one non-artistic future store occupant is Money Works, an investment firm headed by Audrey and Mike Patton, board members of the Rogers Park Builders Group.

All of the apartments have new steel cabinets, luxurious appliances, French doors, new dry wall, and wooden terraces overlooking a stunning 2,000 square-foot garden, with boulders, Japanese maples and various landscaping, which invite picnics and barbecues, according to Julian Mickelson. All of the apartments and offices have terraces overlooking the garden.

Work on the apartments is nearing completion, Mickelson said. The apartments rent for \$835 to \$1,275 a month, for one and two-bedroom units.

Next on the Calendar: Community Art Walk

An art walk in which participants will visit the studios of several prominent Rogers Park artists is scheduled for 3 p.m. Sunday, August 12, Carla Price, Chairperson of the Arts Committee announced.

According to Carla, the event will start off at Inclusions Art Gallery, in the ArtSpace Building, on the southwest corner of Morse and Glenwood, where participants will view the work of an Installation artist and proceed to two different homes and studios to visit three artists. In addition to attending the home of a local art collector, they can view his extensive collection and enjoy wine and cheese.

The event is sponsored by the Builders Group with the Gay and Lesbian Neighbors. Carla Price, Dan Berger, Matt Pieckowsky, and artist, Shyvette Williams are the organizers. Tickets are \$20 per person. Because of space limitations, participants will be limited to fifty Builders Group members and their guests, Carla said. For reservations, contact Carla at (847)475-2706.

Ennui Cafe Jazz Festival Just Around the Corner

Interested in cool jazz in the hot days of summer? Then the Third Annual Ennui Café Jazz Festival, to be held the week-end of August 4-5, is the thing for you.

According to Tenley Clementi, organizer of the festival and one of the owners of Ennui Café, the series showcases the best that Chicago has to offer in jazz. The idea of a jazz festival was conceived to promote Rogers Park as a great place in which to live and conduct business.

She described the festival as "an artsy, classy, low-key, high energy all jazz event. We bring in some of the biggest names in jazz." Since its inception three years ago, festival attractions have included such heavy hitters as Paulinho Garcia, The AACM, Chevere, Kick the Kat and Rich Fudoli.



The Brad Goode Ensemble was one of several groups which drew sustained applause at last year's Ennui Café Jazz Festival.

This year's lineup includes the Afro-Cuban/Latin all star, Jesus 'Chuchito' Valdes, son of the well-known jazz artist, Chucho Valdes. Invited back again is the eight-piece high energy Latin jazz fusion group Chevere. Also back is Fareed Haque who brings his unique style of jazz to the event in the form of an East Indian jazz band featuring tamblas.

Again this year, the Builders Group, with Carla Price, Chair of the Arts Committee, is a sponsor of the jazz festival. Carla urges all members, and jazz aficionados to attend.



Leona's Says: Let 'em Eat (Pan)cakes

For years, Leona's at 6935 N. Sheridan Rd., has been one of Rogers Park's pre-eminent restaurants. Leona's had now added to their presence with a renovated 24-hour diner located at Devon & Clark. Leona's also owns Maria's, the pizza plus delivery operation located on the building's Devon entrance.

According to Bill Trotter, Marketing Director of Leona's, "the restaurant, known as the Deluxe Diner, is completely independent of Leona's. It has its own menu, featuring special dishes such as the 'Awesome Omelette' which include three eggs, and a selection of two ingredients, such as ham, green peppers, tomatoes, bacon as well as cereal, toast or pancakes."

There is also a selection of pizzas, burritos, salads and sandwiches, chicken, burgers and a full line of desserts and sundaes. In deference to its former clients it will carry breakfast burritos, veggies and a line of skilletts.

"Altogether, we hope to meet the tastes of almost all clients," Trotter said.

New Affordable Housing Project Brings Chance for Homes for Mid-Income Families

A new project of affordable housing which will enable low-income families to own their own homes has been announced by the Investment Management Corporation.

According to Jeff Frankwick, of IMC, the project, which is located at 7715 N. Hermitage, will be the first ever offered under the auspices of the City's New Homes for Chicago condominium program. It consists of 48 apartments which will be converted to 30 condo units.

"We hope to bring affordable housing to individuals who would otherwise not have the means to buy their own homes," said Frankwick.

He indicated that the condos will run from approximately 800 to 1,000 square feet each. "We hope to have nine units converted by August 31, and the balance by April 2002."

Nearly Half the Units of Former Shell Oil Property are Sold

Sales of the new Residences of Lakeview Pointe, located on Sheridan Road, just south of Evanston are going very well, says Art Mitchell, a partner in SMB, developers of the new deluxe 57-unit condo/townhouse project on the site of the former Shell Oil station.

Art revealed that to date, 26 of the 57 deluxe units have been sold. "At the rate, we are going, four units a month," he reported, "we should be sold out within six months."

Units sold run the gamut from townhouses of 3,200 square feet at \$850,000 to one story simplex condos, of 1,255 square feet, which sell for \$300,000 each.

Each unit comes with either its own parking garage or an open space for parking. Mitchell further revealed that construction on the project is scheduled to begin in August and is slated to last approximately 36 months.

RE/MAX NorthCoast Realty Announces New North of Howard Project

Connie Abels, of RE/MAX NorthCoast Realty, has announced a new condo development in the north of Howard Street area. The building at 7642 N. Greenview, consists of six-units, four of which are two-bedroom and two-bath, selling for \$220,000-\$225,000 each, including a garage. Each has approximately 1,500 square feet of space. One is under contract. There are also two duplex units, each with three bedrooms, three baths and a garage, priced to sell for \$310,000 each. Each has 2,500 square feet of space.

CARLA PRICE: DO IT YOURSELF PROPONENT AND GET IT DONE RIGHT

When it comes to property management, tenant relations, and buying and selling of property, Carla Price is a proponent of the 'do it yourself' philosophy regarding residential real estate. Although she has no formal background in real estate, Carla has schooled herself in real estate and has been quite successful.

The head of C & A Properties, Carla is one of the founding directors of the Rogers Park Builders Group. She currently chairs two RPBG committees: the Arts Committee and the Rogers Park Brochure Revision Committee. As Arts Committee chair, Carla has planned several successful events including last year's dinner-theater party at the Lifeline Theater, and a summer beach party at Nate Jarvinen's and Nancy Haag's property on Sherwin at the lake. Currently she is in the thick of planning an art walk to visit the studios of several prominent Rogers Park artists and she is also investigating the possibility of a dinner-theater party for the fall, (see page 1).

A graduate of Rogers Park's Sullivan High School, Carla taught elementary school for five years in Wilmette before becoming active in the real estate field. She started off in

real estate with the remodeling of several properties in Lincoln Park and Evanston, as well as several homes in the North Shore area. She has recently sold her last building in Lincoln Park.



For the past 18 years she has acquired several buildings in Rogers Park and is actively involved in the management and remodeling of these properties. As a founding member of the Roger Park Builders Group she has witnessed the rise of Rogers Park from a community largely in decline to one that is considered to be on a significant upward spiral. But perhaps more than anything else she is proudest of the reputation the Rogers Park Builders Group has achieved with bankers, city officials and others as a voice that should be heard. "We are looked upon as a leader in community affairs and have achieved a reputation for getting things done," she said. Certainly, Carla's ability to get things done has helped foster that reputation.

Camelot Realty

Rich Aronson, of Camelot Realty, has a new luxury development for Rogers Park, Estes Manor Homes, 1633-35 W. Estes. A complete gut rehab of a classic eight-flat with a blended renovation design theme. The property consists of six 2,000 sq. ft. three-bedroom, two-bath condos priced from \$309,900 to \$339,000; one 1,800 sq. ft. two-bedroom, two-bath garden priced at \$219,000 and one 2,000 sq. ft. three-bedroom, two-bath garden priced at \$244,900. Included are such amenities as master suites with luxury baths, gourmet island kitchens, and gas fireplaces. Units come with deeded parking space, a large back deck, a storage locker and high speed internet access. Occupancy is scheduled for September-October 2001. One unit is under contract.

Jameson Realty

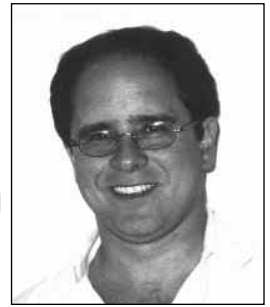
A large condo conversion consisting of 65 units at 7021-7035 N. Sheridan (Southeast corner of Greenleaf and Sheridan) has been described by the agent, Jim Stengel, Jameson Realty, "as a really great buy for the money." Known as the Sheridan Shores Courts, most apartments are two-bedroom and one-bath, except for six one-bedroom and one-bath units. According to the developer, David Wallach of Turnberry Properties, features include exposed brick, cherry cabinets, granite countertops, gated security along with individual apartment security systems. Wallach noted that the building overlooks a beautiful, professionally landscaped courtyard clearly visible from Sheridan Road. The complex is adjacent to Loyola Park. Condos are priced from \$129,000 to \$183,000 with immediate occupancy. Twelve units are already sold. For information contact Jim Stengel at Jameson Realty, (312)751-0300. Jim is a long term resident of Rogers Park and is committed to the continuing revitalization of the neighborhood.

Mak Browne & Associates

Michelle Browne, of Mak Browne & Associates, reports that they have been named the exclusive agent of the Oak-Leigh, which she describes as a 'quality restoration of a beautiful 1920s vintage building into a sophisticated well-planned 21st century home.' Located at 7552 N. Oakley, the building includes four simplexes, each two-bedroom, two-bath, and two duplexes, each two-bedroom, and two-and-a-half-bath. The units feature kitchens with hickory cabinets, choice of granite counters, stainless steel double bowl sinks and maple floors, and garage parking is available for five homes. Prices range from \$209,000 for simplex units to \$274,000 for duplex units.

As I See It ...

by Mike Glasser
President, Rogers
Park Builders Group



Diversity in Rogers Park: A Tale of Hope

The 2001 U.S. Census Bureau figures contain some astounding, but not surprising, results. Rogers Park is among the most remarkably diverse communities in Chicago, if not in America.

In fact, of all of Chicago's communities, Rogers Park most closely mirrors the city's racial and ethnic composition, 30.5 percent African-American or Caribbean; 32 percent White; 26 percent Hispanic; and 6 percent Asian.

Most Rogers Park residents are proud of our diversity. In fact diversity is often cited as a key reason why people are attracted to Rogers Park. Most neighborhood residents applaud the fact that our diversity crosses racial, ethnic, sexual and economic boundaries.

Some people claim that diversity is overrated, suggesting that each group still clings desperately to their own, with little interaction among us. According to this view, Whites still cling to the lakefront, African-American and Caribbean blacks reside in various pockets and Mexicans and other Hispanics straddle Clark Street.

I thought about this as I went for a 0run with my dog the other day, coincidentally the 4th of July. While running, I passed two Mexican boys, probably age 8 or 9, who had a problem. One of them had accidentally thrown their large rubber ball into someone's enclosed front yard, where it was positioned at least three feet inside of the iron fence. I stopped my run, tried to help, squeezing my sweat soaked arm through the iron posts, but to no avail. I then grabbed an empty plastic bottle that was lying on the sidewalk and the boys looked at me mystified, as I aimed and threw the bottle at the ball, attempting to knock the ball closer to the fence. To no one's surprise, the bottle sailed far above and beyond the ball. Not wishing to embarrass myself further, I quickly offered the boys my apologies in broken high school Spanish and I continued my run. I can't speak for my dog, but as we reached the end of the block I know that I felt like we had abandoned the boys. We quickly reversed our course at the corner, but upon returning to the scene, we saw that other neighborhood residents had taken over. An African-American family – a father, mother, and two children – had stopped to offer the boys their assistance. The father reached out his arm inside the gate, but the ball remained at least a foot beyond the reach of his fingers. I snickered. Then the father picked up the lankier of the two boys, placed him over the fence and gently set him down on the other side. The boy triumphantly grabbed the ball and returned to the fence, where the man grabbed him by his shoulder blades and carefully pulled him back. Mission accomplished.

It wasn't until I had run a couple of blocks that I realized that I had witnessed a simple but uplifting example of community. Neighbors had joined up on a hot summer day to help each other. People may do such deeds everywhere, but in Rogers Park our community has an additional element – our diversity. Irrespective of sexual orientation, ethnic background, tax bracket, or color, many incidents occur daily that demonstrate Rogers Park residents' commitment to our unique way of life.

OUR MISSION

The Rogers Park Builders Group's mission is to encourage and support responsible residential and commercial property 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.

- Mike Classer, President
- Paul Goguen, Founding President
- Michael Wallk, Past-President & Chairman-Governmental Affairs
- Mary Max, Vice President
- Tom Heineaman, Treasurer
- John O'Leary, Secretary
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- Carla Price, Chairman-Arts
- Laurene Huffman, Chairman-Planning and Development
- Jim Stoller, Chairman-Communications
- Jake Weiss, Chairman-Web Development
- Terry Sacks, Writer/Editor

RPBG Executive Committee



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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
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 Phone/Fax: (773) 743-7453
 e-mail: tjacks@aol.com
 Website: www.rogerspark.com

Art of the Wall Festival Sponsored by the Loyola Park Advisory Council



Hard at work on the entries in this year's Art of the Wall Festival in Loyola Park are several of the more than 110 entrants, young and old. Several hundred thousand dollars was raised by the event which is sponsored by the Loyola Park Advisory Council. The money helps fund various park social and recreational events such as the Father-Daughter Dance.

Diversity of Eating Places Characterizes Rogers Park

When it comes to diversity of eating places, scarcely any community can offer the variety of Rogers Park. In the last year, the Builders Group has tasted the offerings of the following restaurants at board meetings:

- Angus – Western Avenue
- Capt'n Nemos – Clark Street
- Guadalupana – Clark Street
- Gulliver's – Howard Street
- Mandarin House – Sheridan Road
- Taste of Peru – Clark Street
- Villa Palmerno – Devon Street

Our hats off to each for their taste tempting array of fine dishes.

– The Editors