

ROGERS PARK BUILDER

SPRING 2003

www.rpbg.org

Coffee Houses Help Rogers Park Build Community

For centuries coffee houses have been a mark of distinction where poets, politicians, lovers of the arts, and others could gather in peace while imbibing coffee and partaking of a variety of foods. In that respect, Rogers Park carries on this tradition, with a rich concentration of distinctive and lively coffee houses, each offering their clientele something different. So the Builder this month focuses on a few of our community's more celebrated coffee houses.

Taking them in alphabetical order we come to **Café Descartes**, 1355 W. Lunt, owned and operated by Arshad 'Sony' Javid. If it's just a good cup of coffee and pastry you want, then Café Descartes is the place to go, since Javid's place boasts several coffee house distinctions. For one, they have one of the best selections of coffee, not only in Rogers Park, but in the entire city, importing beans from all over the globe: Central and South America, Tunisia, India, Vietnam to name a few. Altogether, he carries 30 different varieties of coffee.

But Sony also roasts his own coffee giving it a flavor and distinction which is hard to beat. "It takes 15 to 18 minutes to roast our coffee and in doing so it gives the beans a freshness and flavor that make it special."

Starting with a coffee cart on the campus of the University of Illinois at Chicago, Sony has parlayed his coffee empire to about nine shops now, with the newest and latest being the one in Rogers Park.



A sip of coffee in a pleasant, relaxing atmosphere. That's what Café Ennui, a typical Rogers Park coffee house, offers its clients.

From Sony's coffee emporium we walk a few blocks east to Tenley Clemente's coffee house – the **Café Ennui** – 6981 N. Sheridan. But the clients at Tenley's are lovers of the arts as well as the coffee, because in addition to the delicious coffee, sandwiches and soup (all homemade), she offers a potpourri of music and the arts, highlighting rock, blues and folk music on Friday nights and jazz on Sunday evenings. She also hosts a steady stream of art exhibitions, mostly by local artists, which she has done for years.

While not the oldest coffee house in Rogers Park, the Ennui, which Tenley operates with her long-time partner Kathy Spratling, is the oldest 'continuously operating' coffee house in the neighborhood since Tenley took it over about seven years ago. It is also the home of the Rogers Park Jazz Festival which has featured many Chicago jazz greats, and which has run to great public acclaim as one of Rogers Park's primary attractions for the last three years.

(continued on page 2)

Third Edition of Rogers Park Brochure: Offers Stunning Portrayal of Rogers Park

The third edition of the Rogers Park brochure, featuring more pictures, more color and descriptions of more activities is hot off the press as this edition of the *Builder* is readied for publication.

According to Carla Price, brochure committee chair and guiding light, the brochure was introduced at a cocktail party held Thursday, March 6th at a model home at 1617 Estes Street developed by Rich Aronson, secretary of the RPBG. Besides distribution of sample copies to all who attend, the event paid tribute to Michael Glasser, RPBG president for the past three years for his selfless and effective leadership.

In addition, the RPBG used the occasion to honor all the supporters and sponsors of the brochure (*see list on the back page of this issue*), who helped pay for the production of 10,000 copies – a three year's supply.

According to Glasser the brochure is "the major piece that we can use to promote the community to prospective tenants, homeowners, businesses, and investors." Glasser maintains that the piece would not have been possible were it not for the RPBG's collaboration with DevCorp North/Howard SSA. When some previously reliable funding sources dried up primarily as a result of 9-11 and the souring economy, the Howard Street SSA, which was contemplating production of its own major PR piece for Howard Street, stepped up to the plate and, with the main support of the DevCorp North board, contributed generously to the RPBG public relations effort.

"This type of collaboration is an outstanding example of what a couple of local organizations can accomplish," said Richards, who served as an active participant in the brochure design committee.

Also worthy of recognition for their efforts on behalf of the design committee, along with Richards, are Sharon Kozak of Coldwell Banker Real Estate and Al Goldberg of Hallmark and Johnson Properties, both of whom devoted a great deal of time and energy.

(continued on page 2)



("Coffee House" continued from cover)

Returning to the Lunt area of Rogers Park we stop at the **No Exit Café**, 6730 N. Glenwood, which owner Michael James and his partner, Kathy Hogan, bill as the oldest coffee house in Chicago. Since it was started by two Northwestern students in Evanston, in 1958, the No Exit has featured a superior blend of blues, folk and jazz greats, as well as poetry and the arts.

No Exit opened in its present location in Rogers Park in 1967 and has undergone several changes in ownership and management since then. But it settled into a medley of music, chess and model car racing (the latter of which was eliminated in 1972).

Since taking over the operation of No Exit in early 1999, James has featured a blend of good solid food and evenings devoted to the arts. The foods part of the operation includes vegetarian pasta, Mexican enchiladas, and in Michael's own words, 'lots of desserts, coffee and cheese.'

Open from Wednesday through Sunday evenings, No Exit features poetry on Wednesday evenings, music and poetry on Thursdays, and family dinners on Friday and Saturday nights. In addition, says Michael, No Exit is open to special events, parties, and banquets which makes for a nice eclectic mix of events in this little café, just south of Lunt on Glenwood.

Our final stop is at **Panini Panini**, a quiet homey little coffee house at 6764 N. Sheridan Road, operated by a Bosnian couple, Ibro Parses and his wife. This coffee house has a distinctly European feel to it. Panini Panini, Mrs. Parses takes pains to explain, is a little sandwich which is doubled and then warmed to make a great sandwich. Besides some excellent coffee and pastries which are the earmark of any coffee house, Panini offers a full complement of salads, spinach pita, sour cream, cheese and eggs and fresh soup and as Ms. Parses exclaims: 'Lots of ice cream.' Its coffee, she stresses, can be had in regular, espresso, cappuccino, mocha, latte and maciato form. Open all day, every day of the week, Panini features relaxing music in addition to its eclectic menu. It is available for birthdays, parties, and other special events.

("Brochure" continued from cover)

Finally, kudos goes out to those who devoted time and effort towards raising the funds necessary to cover the cost of this professionally designed piece. Fundraising chairman Mark Kruse, RPBG vice president Marty Max, Rich Aronson, Jake Weiss, and former Builders Group president Mike Wallk.

A part of the fundraising proceeds will go to setting up an online edition of the brochure which will allow those interested in learning more about the Rogers Park community access via www.rogerspark.com or via the Rogers Park Builders Group website at www.rpbg.org.

Anyone who is interested in receiving a complimentary copy of the brochure should contact Mary Jane Sacks at: (773)743-7453 or via e-mail at rpbg@rogerspark.com. Alternately, you can also download the brochure from the RPBG website at: www.rpbg.org.



Paul Abraham: All Out for Builders Group

Paul Abraham calls himself somewhat vocal at times, but anyone who knows Paul well knows that he is a straight-shooter, one who finds it hard to lie under any circumstances and who has a good sense of humor as well.

One of the few founding members of Rogers Park Builders Group, Paul was recently chosen to head the important government relations committee which he describes as a bridge to all branches of government: city, county, state and federal.

Paul is a graduate of Loyola University where he received his bachelors degree in business administration in 1950. Prior to that he served his country for three years during World War II as a crew member of the lead crew of a B-29. As a staff sergeant, he served as a radio-operator mechanic and an assistant to the engineer, flying a total of 34 missions over Japan, including Tokyo, Nagasaki and Osaka. Flying over the Himalayan Mountains, at heights often exceeding 29,000 feet, he described the aircraft as often being tossed around like a piece of paper. He vividly recalls being besieged by seemingly hundreds of children when the plane was on the ground in China and distributing hundreds of packages of K-rations: Cheese, Hormel ham, candy and gum, among others. For his service in World War II Paul received the Distinguished Flying Cross.

Paul has had a distinguished career in business and property management. Starting as a sales manager for a golf club

manufacturer, he was self-employed for 30 years as a manufacturers representative. He has been, in addition, a member of the board of directors of Central Federal Savings headed by Anthony Nichols, an RPBG member, for 34 years. He has also served on the board and as treasurer of Martha Washington Hospital for 15 years and on the board of Condor Technology for five years.



Paul is proud of the fact that he started the Northeast Rogers Park Owners Association and was instrumental in getting a rundown 84-unit apartment building condemned. He owns several apartment buildings in Rogers Park and was a partner with Homer Flentye (father of member, Tim Flentye) and several others in a 23-unit apartment building, which they completely rehabbed. And he is a proud proprietor of a jumbo, Art Deco six-flat on the lake.

Paul emphasizes that the Rogers Park Builders Group has done a fine job in drawing attention to Rogers Park as a place in which to live, invest and work. And he feels that this is primarily due to the membership, which represents a cross section of realtors, banks, insurance people and property owners. And as a member of the elite founders group of the RPBG, Paul has a stake in the continued progress of the group in achieving its mission.

Gateway Centre Apartments Nearing Completion: Applications Being Accepted

A new apartment building for active adults 55 or better offering affordable rents is nearing completion in Rogers Park. Developed by the Hispanic Housing Development Corporation, Gateway Centre Apartments are located at 7450 N. Rogers Avenue, between the Gateway Centre complex and the CTA Howard Transportation Center.

The ten-story building offers spacious one and two bedroom apartments with a great view of the lake and city skyline. The complex features a fitness center, community room, on-site laundry, controlled access doors and limited parking is available. Heat and air-conditioning are included in the rent, and apartments feature modern kitchens with full-size appliances, wall-to-wall carpeting and large walk-in closets.

Rents range from \$350 to \$750 for a one-bedroom and \$750 to \$850 for a two-bedroom apartment. Income restrictions apply for most apartments and the principal applicant must be 55 years or better to apply. In addition there are apartments that are accessible for disabled and hearing impaired persons.

The first phase of the development will be ready for occupancy on April 1, 2003. To view the model or request an application contact (773)772-2247.



Front view of the ten-story, 110-unit apartment building being completed by Hispanic Housing as part of the Gateway Centre shopping mall and transportation center.

RPBG Members Recognized at Community Council Awards Banquet

Members of the Rogers Park Builders Group received awards in the "Multi-Family Category" of the Rogers Park Community Council's annual dinner at Loyola University last November. The winners are: Camelot Realty, 1633 W. Estes, (Rich Aronson); The Wolcott Group, 7633 Greenview, (Andy Goodman); Moran Associates, 7527 N. Sheridan, (Bill Moran); Dubin Residential, 7260 N. Rogers (Dave Dubin); and new associate member, Chicago Metropolitan Housing Development Corp., 1717 W. Jonquil (Rafael Leon).

This is the second event of 2002 in which RPBG members received recognition. At the DevCorp North fundraiser last year, four of the five winners in the "Business Leadership" category were RPBG members as follows: Mike Glasser, President, Magellen Properties; Audrey Patton, Moneywork\$; Jon and Julian Michelson, Michelson Brothers, Limited; Steve Dorizas, owner of Gateway Bar and Grill; and John Hurwith, (at the time) president, First Commercial Bank.

Interest Payout on Security Deposits Reduced in 2003

Landlords who hold security deposits and/or pre-paid rent for more than six months must pay interest at the rate of .052 percent for the year 2003. This represents a considerable drop in the interest rate over the 2002 rate of .083 percent. According to Thomas J. Westgard, an attorney and a new associate member of the RPBG, the rates are set by the City Comptroller and apply only to property in the city. Owner-occupied buildings of six or fewer apartments are exempt.

As an example of how this works, Westgard noted that for a lease begun in 2002 which extends into 2003, the landlord must pay .083 percent for the months in the year 2002 for which he held security deposits and .052 percent for additional months in 2003 as long as these months total six or more. The rates for 2000 and 2001 were 2.71 and 3.10, respectively.

The interest should be paid at least as often as the lease anniversary, Westgard added.

ESTES TERRACE 1617 W. Estes

Camelot Realty reports a new construction nine-flat in Rogers Park. Six units with 1,450 sq. ft. with two bedrooms and two bathrooms are priced from \$299,000 to \$319,000. Three units are 2,700-2,800 sq. ft. and with four bedrooms/three bathrooms, priced from \$374,900. All units feature nine to thirteen foot ceilings, cherry/granite/stainless steel kitchens, luxury master suites with two person jacuzzis, double bowl granite vanities and separate showers. Units also feature Brazilian cherry hardwood flooring, limestone floors and walls in bathrooms, decks and porches, wood burning fireplaces with granite hearths. Parking spaces are available for \$15,000.

Rich Aronson, Camelot's president, reports that four units are currently under contract with the closings beginning in February 2003.

Camelot is also developing a four duplex condo project at 6976-78 N. Ridge. Included are two penthouse units with three bedrooms/two baths priced from \$339,900 to \$344,000 and two lower level duplexes with three bedrooms/three baths priced from \$329,000. All units come with one parking space and at least two decks/porches. At present two units are under contract and scheduled to close by April 2003.

Open houses for both projects are being held Sundays from 1 p.m. to 3 p.m. Contact Rich Aronson at Camelot Realty (773)465-2200 for details.

EMERSON POINT Rogers & Damen

Ken Monarrez, sales manager of Dubin Residential's Emerson Point Development at Rogers and Damen reports that only five of the 26-unit development remain. As an incentive to sell the remaining units, Dubin is offering prospective buyers a \$15,000 discount from the sales prices which range from \$239,000 to \$300,000. The \$15,000 allowance can also be used for the purchase of additional carpet, tile, counter tops, or for the payment of a mortgage for one year.

BELLA FIORE**1438-44 W. Lunt/7011-17 N. Greenview**

Hot property is the word for Bella Fiore. Since marketing commenced in the Fall of 2002, 19 units have been sold. Only five two-bedroom, two-bath units remain, ranging in size from 1,300-1,500 sq. ft. and priced from \$267,500 to \$276,500. Creative Design's soft-loft design elements, combined with Italian cabinetry components and upscale finishes has proven quite successful in Rogers Park. A furnished model is open Saturdays and Sundays from 1 to 4 p.m. or visit Sharon Kozak www.realtor.com for a virtual tour. For more information, call Sharon Kozak or Gayle Alexander at Coldwell-Banker, (847)316-8057.

As I See It . . .

by Mike Glasser

President, Rogers Park Builders Group

Local Task Force Leads Way on Lead Paint

Last summer, my sister's friend lost her nine-year-old daughter to leukemia. The tragedy was compounded by the fact that only a year earlier, our friend had lost her husband to a similar form of cancer. It appears that the family had lived for a few years in a posh suburb of a Latin American city, where her husband's employer had assigned him to work. I learned that nearly seven people who lived in that particular sub-division had contracted a form of fatal cancer.

This tragedy heightened my awareness of the potentially tragic impact of environmentally caused illness. Perhaps that explains why I took special interest in an e-mail I received a few months ago from a Rogers Park task force dealing with the issue of lead paint poisoning.

As do many landlords, my head spins as I review the tenant disclosure procedures mandated by federal law, requiring us to issue pamphlets to tenants about lead paint issues, and to disclose on a particular form our awareness of lead paint issues at our properties. At first blush, many landlords view these procedures as unduly burdensome and ineffective – another example of government overreaching.

Now, having met with the dedicated health care professional working on the task force, I get a better sense of the enormity of the lead paint issue in Chicago. I realize that the big challenge facing city health care workers is education: tenants, landlords, property managers, and contractors all need to be made aware of myths and facts behind lead paint.

The indisputable truth is that lead poisoning can cause permanent damage to the brain and many other organs and causes reduced intelligence and behavioral problems. Lead can also cause abnormal fetal development in pregnant women.

Nationally, approximately three-quarters of the nation's housing stock built before 1978 (approximately 64 million dwellings) contains some lead-based paint. When properly maintained and managed, this paint poses little risk. However, nationally 1.7 million children (12,000 children identified with elevated lead levels in 2001 Chicago) have blood-lead levels above safe limits, mostly due to exposure to lead-based paint hazards.

In Chicago, lead-based paint was used primarily on back porches and on exterior window sills. In fact, most problems are caused by flakes and dust that come from exterior porches and exterior windows, not from paint customarily used on walls and ceilings.

As landlords, we become genuinely panic stricken when we hear about lead paint. We have heard the horror stories about the enormous cost of remediation. Landlords and homeowners can contain the problem implementing surprisingly cost effective strategies. It need not cost thousands of dollars to make your apartment unit safe for tenants; and the potential benefit is enormous.

Window installers need to be made aware of the proper procedures for disposing of old windows. Merely tossing old windows out into the rear yard can spread the lead paint flakes. Be sure your window installer knows the proper procedures.

Local health care facilities are busily devising strategies to get children tested for lead paint, and are reaching out to tenants and homeowners, offering proper instructions for cleaning areas likely to pose a risk. The cleaning is not cumbersome, but there are special techniques that need be followed to get best results.

Chicago Title and Trust's informational website offers important information, including how to get copies of the brochure: "Protect Your Family From Lead in Your Home." (Note: Chicago Title and Trust is a new RPBG Director.)

<http://www.cmetro.ctic.com/attorneys/lead.html>

Otherwise, don't hesitate to call the Chicago Department of Health Hotline number: (800)424-LEAD if you want more information. The city's lead paint inspector, Rich Duslak, who addressed the RPBG at our October 2002 meeting, is knowledgeable, extraordinarily approachable, and committed to educating property owners and managers on this important issue. I urge you talk to him if you have any questions: (312)746-7830 (best to reach him in the morning.)

Your actions might profoundly impact people's lives.

Five Elected as RPBG Directors at November Meeting

Five new members have been elected to the RPBG board of directors at the November board meeting as follows:

- Estella Kiser, the Kiser Group, of Marcus & Millichap**
- Mary Bao, Bao Joint Ventures**
- Ibrahim Shihadeh, Creative Designs**
- K. Nicholas (Nick) Kopley, The Kopley Group, Inc**
- Wayne Magdziarz & Jennifer Clark, Loyola University Chicago**

Here is a brief rundown on each new member:

Estella Kiser: She and her husband, Lee, a past president of EUBA (Edgewater Uptown Business Association) specialize in the sale of multi-family properties. They have lived in Rogers Park for the past year and have been swamped with activity. They are focusing a good part of their energy on Rogers Park for the future.

Mary Bao: Mary and her family own several properties in Rogers Park and she has been active in numerous community projects such as the Art of the Wall event. She says that she is very happy to be a part of the RPBG.

Ibrahim Shihadeh: He is owner of Creative Designs. His firm owns 850 rental apartments in Chicago and

suburbs and has significantly impacted the real estate market in Rogers Park (see story in the Fall/Winter 2002/2003 issue of *The Builder*).

K. Nicholas Kopley: He owns and manages several apartment buildings in Rogers Park, and recently purchased the large building on the northeast corner of Pratt and Sheridan (location of Café Suron and Mandarin House restaurants). And more recently, he closed on the Howard-Clark building, presently the home of Pivot Point International.

Wayne Magdziarz/Jennifer Clark: Wayne is the vice-president of operations and Jennifer is the director of community relations at Loyola University Chicago. "I am looking forward to actively participating in the work of the RPBG," states Wayne. "The diversity and development opportunities in Rogers Park are significant. Loyola stands ready as a good neighbor to help."

Commenting on the new members, RPBG vice president Marty Max exclaimed: "We can really be proud of the new blood we've brought in over the past year. Many of these new members are people of prominence in the community and can be expected to bring a good deal of energy and commitment to RPBG in fulfilling its mission."

Lake View Pointe at Sheridan Road Curve is 60 Percent Sold

Homes in the new 57-unit Lake View Pointe development, at the extreme northern boundary of Chicago, where Sheridan Road leads into Evanston, are quickly being grabbed up.

Since the development was offered for sale to the public last summer, 34 units, or 60 percent, have been sold, according to Ken Sproul, one of the owners of the multi-million dollar property. Sproul, who with his partner Art Mitchell an RPBG director, said the eight-building development includes two attached single family residences, two buildings of stacked townhouses, and four buildings of simplex and duplex condos. There are 16 duplex townhouses, each approximately 2,000 square feet and 39 condos of 1,200 to 2,100 square feet and parking is available.

Said Sproul, the simplex and duplex condominiums have elevator access and several families have already moved in. "The units are interesting and varied," he said. "We have designed them to be unique so that they don't look like so many match-boxes." Another terrific feature is the unexcelled view of the Lake. Units are priced to sell from \$278,000 to \$952,000, and feature quality construction, Internet access, balcony, roof, and have off-street parking.

Pre-construction discounts are being offered on the duplexes, Sproul said and a model condo unit is available for viewing. For information, contact Fred Seli, Century 21 SGR at (773)472-4338.

Suffredin Calls for Need for County Board Streamlining

Cook County is the forgotten government. It is locked into the early 20th Century. Nothing much has changed since the days of Mayor Anton Cermak, in the early 1920s

These were a few of the charges of Larry Suffredin, newly elected commissioner to the Cook County Board of Commissioners from the 13th district, speaking at the February board meeting of the RPBG.

In calling for a general streamlining of the Board, Larry noted that the former Cook County Hospital, now John H. Stroger Jr. Hospital, is the largest public hospital in the world. He further noted he is the only one of the 17 county commissioners who is utilizing the hospital for healthcare.

Suffredin is one of five reform candidates elected to the Board of Commissioners and is an RPBG Advisor. Among others, he is seeking to get some one-thousand citizens involved in several task forces he is forming on county government: property taxes, courts, forest preserves, healthcare and a transitional team to develop ideas on how to build residential property and encourage commercial development. Mike Glasser, RPBG president, is serving on the Tax & Revenue Task Force chaired by Alderman Ann Rainey of Evanston.

As an example of the laxity of the commission, he pointed to the numerous examples of properties which are improperly sold in tax sales. Also, he noted that in connection with property taxes, Cook County has perhaps more tax classifications than any county in the nation, which creates problems as to what property falls under what classification and why.

Further he noted in cases referred to the Property Tax Appeal Board, the two commissioners appointed to the Board from Cook County are by Board rules prohibited from reviewing any cases from Cook Country but can review only cases referred from other counties.

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.

RPBG Executive Committee

- Mike Glasser, President
- Marty Max, Vice President
- Tom Heineman, Treasurer
- Rich Aronson, Secretary
- Paul Abraham, Chairman-Government Relations
- Jim Cortrossi, Chairman-Membership
- Dan Dooly, Chairman-Website Development
- Al Goldberg, Chairman-Arts
- Andy Goodman, Chairman-Outreach
- Laurene Huffman, Chairman-Planning & Development
- Michael Paton, Chairman-Fundraising
- Carla Price, Chairman-Public Relations
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- Michael Wallis, Past President
- Terry Sacks, Writer/Editor



c/o Mary Jane Sacks • 1708 W. Jarvis Avenue • Chicago, IL 60626
 Phone/Fax (773)743-7453 • e-mail: rpbg@rogerspark.com
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I'm Interested In _____

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 Rogers Park Builders Group
 1708 W. Jarvis Avenue • Chicago, IL 60626
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We salute the various organizations listed below who have provided the funding required to publish our new Rogers Park brochure (see cover).

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