



ROGERS PARK BUILDER

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www.rpbg.org

Historic 90-Unit Broadmoor Hotel to be Maintained as Affordable Unit by New Owner

A historic Rogers Park landmark, the **Broadmoor Hotel**, will soon have a new owner who has agreed to maintain the 90 unit property as an affordable rental building.

According to Alderman Joe Moore, **Lou Sopcik**, a member of the Rogers Park Builders Group, and his family have agreed to keep the building affordable to people of low and moderate income for at least the next 25 years. Moore praised Sopcik and his family as "enjoying an excellent reputation as quality housing developers" and he added: "I am confident he will be a good and responsible landlord."



A Rogers Park landmark since 1923, the 90-unit Broadmoor Hotel has recently acquired new owners pledged to offer rentals at affordable rates.

The Broadmoor, built in 1923 and located on the northwest corner of Howard and Bosworth, was once a luxury hotel and the site of numerous ballroom dances which were broadcast live on WBBM radio, said Moore adding that legend has it that the station's call letters stood for: "We broadcast from the BroadMoor."

Unfortunately, the building fell into serious disrepair in recent years and became the site of criminal activity. After the most recent ownership party dissolved two years ago, the City's Department of Housing stepped in and included the Broadmoor in its Troubled Buildings Initiative. The City assigned the building to the Community Investment Corp. (CIC), a not-for-profit lender which finances buildings in distress, which in turn selected Sopcik and his firm to own and operate the building.

Sopcik indicated that it will take a complete rehab of the building's plumbing, electrical, and heating systems to rehabilitate the building, adding that the rehab will begin as soon as he and his family close on the property within the next few months. In addition to upgrading and in some cases replacing electrical and heating systems, he said, windows will have to be replaced as well as store fronts, all of which are vacant except for one

Sopcik and his family own and operate property in the Uptown, Edgewater, and Hyde Park areas. He estimates that it will take from a year to 18 months to rehabilitate the property, once work has begun on the project.

Just What the Doctor Prescribed: A New Community Health Center

A new health care center to provide prenatal and primary care, pediatrics and some psychiatry and other services is in the works for Rogers Park in the near future. **Jim Ginderske**, a director of the sponsoring group, **Neighbors for a Healthy Rogers Park**, announced that federal funding to build what he termed a "Federally Qualified Health Center" has been obtained through the Neighbors group, **Heartland International Health Center** and **Congresswoman, Jan Schakowsky**.

The new center, to be located at 2200 W. Touhy (on the northwest corner of Touhy and Bell), is currently occupied by a vacant, rundown building. Ginderske asserted that the funds will be used partly to renovate the building.

In commenting on the new center Alderman Joe Moore said, "Not only will our ward receive a much needed health care center, but the immediate area will benefit from the improvements to a neighborhood eyesore."

Ginderske said that the new facility will operate on a budget of \$1.3 million and will be staffed by up to fourteen medical personnel. It will accept most insurance, and will offer non-insured patients care on a sliding scale fee structure. He estimated that the center will be completed and "have its doors open" by February 2008.

Construction Planned for Town Homes & Condos on Former Lerner Building Site

Plans are in the works for the construction of thirty-two townhouses and ten condominium units on the site of the old **Lerner Newspaper Building** at Howard and Ashland. After the developer backed out of the deal, the owner, **Single Site Solutions** decided to go ahead with the project

(continued on page 3)

Recent Real Estate Trends in Rogers Park/Edgewater A Tale of Two Condo Markets*

by Peter Fugiel, Century 21 SGR

After a one-third price run-up between 2002 and 2006, and a huge increase in sales during that period, condo markets in Rogers Park and Edgewater have slowed. The amount of time it takes to sell a unit has doubled. It's a buyers market. Sellers must be careful that they list their units at competitive market prices. Area prices are still well below condo prices in Lakeview and areas further south.

Sales volume in Rogers Park and Edgewater condo markets are similar in size with close to a thousand units sold in each area. The Rogers Park condo market has grown rapidly over the past few years, as a competitive price advantage has brought more buyers to the area. Combined, both neighborhoods had about eight percent of the citywide condo market. In the second quarter of the year, the Rogers Park condo market was actually up over last year. The Edgewater market was off the previous year's sales by twenty percent.

Last year, condo sales sold for approximately \$20,000 less in Rogers Park than in Edgewater. But as the market slowed in Edgewater in the spring, the price gap between the two markets widened to \$40,000. As interest rates rose, and as the gap between incomes and prices increased, the upscale market in Edgewater has dominated the entire area's average condo price. So while the spring 2007 listing price in Rogers Park was \$214,000, in Edgewater the average price was over \$250,000.

In the year 2002, the average amount of time that condo units were listed for sale in both markets was under fifty days, similar to the citywide number. Last year, the average listing time increased to approximately 110 days, a period longer than the city average of 86 days.

In the past six months, about forty percent of all sales listings for area condo units expired without the unit being sold. Some of these listings came back on the market at lower prices. Some units are no longer for sale. In Edgewater, the average price of an expired listing was approximately \$20,000 higher than the price for a sold unit. Clearly, higher prices have taken their toll on market activity in Edgewater. In Rogers Park, it was different. There the difference between the typical price paid, versus the price asked, was slight.

* Based on Statistics of the Chicago Association of Realtors

City Builders' Groups Combine to Better Represent Views to the Public

To better represent the Builders' viewpoint with private and public agencies, such as the City Building Department, the Rogers Park Builders Group, together with several other building and development groups from all over the city, has formed a new organization – the **Neighborhood Building Owners Alliance**. This group will strive to maintain and expand the builders' image with the public. To help achieve its goals, the alliance is working with a publicist, said Marty Max, Builders Group president.

Family Takes Top Priority with this Builders Group Director

Ed Pedraza is the owner of **Pedraza Realty**. If there's anything Ed is proud of it's his two daughters, Melissa 19 and Jessica 16. His older daughter is a sophomore at the University of Illinois-Champaign and the younger is a high school junior.

A graduate of the University of Illinois-Champaign where he received a degree in electrical engineering, Ed moved to California where he worked in the defense industry for Hughes Aircraft on missile guidance designs. After five years, he moved back to Chicago where he preferred to raise his daughters. He worked for five years at ITW Magnaflux in engineering where he was involved in research and development. One of the products he developed is involved in testing racing cars at the Indy 500.

Ed decided to make a career move into real estate when he started his firm, Pedraza Realty in 1992. It was a natural fit as he had always enjoyed working as a handyman since his teens. At his first job he worked as a

handyman painter during his high school freshman year. His career has always allowed him the freedom to enjoy his kids as well as furnishing the time to travel. Pedraza Realty currently functions as a property management, sales, and mortgage company.

Aside from his business interests, Ed is a sports nut, especially in beach volleyball which he enjoys with both of his daughters. His other interests include sailing and dancing.

Ed joined the Builders Group, which he considers a terrific organization, several years ago. He finds that its members offer a wealth of talent and experience from which to draw, which is a big help in running his own business.



Something to Appeal to All Tastes That's the Story of the Glenwood Arts Fest

The “Biggest” and “Best Ever” – that in a nutshell are the words that describe the 6th Annual Glenwood Avenue Arts Fest which ran for two days on August 24 & 25. According to **Alan Goldberg**, originator of this, now famous, Rogers Park event, there were more artists exhibiting their artwork and crafts this year than ever. There were more than one hundred! On display up and down the Avenue from Farwell to Lunt were all kinds of artwork ranging from painting, fiber arts, jewelry, pottery and other art forms.



Part of the thousands drawn to this year's Glenwood Avenue Arts Fest August 24-25. More than 100 artists had their work on display including painting, fiber arts, jewelry, pottery and other art forms.



The several thousand visitors that jammed the fest both days could also visit the studios of various artists on Glenwood Avenue. Besides the artwork, there was a broad range of foods in the food court, sponsored by **Camelot Realty**. Food was provided by such Rogers Park institutions as **Morseland, Heartland Café, and Grande Noodle**. In addition, there were two music stages set up. The North Stage was sponsored by **RE/MAX NorthCoast Realty**, and the South Stage, was sponsored by **Heartland Café and Red Line Café**. In addition, there was a stage set up on Morse Avenue by **Morse Avenue Fresh Foods** for the Kidfest Children's Activities and the Lakeside Café. The Rogers Park Builders Group sponsored an exhibit where various community organizations could gather to discuss matters of common importance. All of these factors added up to a show which had something appealing to all tastes and pocket books.

Loyola Planning to Build Multi-Unit Mixed-Use High-Rise in the Near Future

Loyola University has announced plans to develop a multi-unit mixed-use building at its Lake Shore campus at 6500 N. Sheridan Road.



According to Jennifer Clark, director of community relations for Loyola, the building will be constructed on the site of the University's current fine arts department, which will be demolished in November.

The new building will consist of 152 rental units with retail stores occupying the ground floor. “There will also be 215 parking spaces in the development,” Ms. Clark commented. She indicated that the development will be what she termed “high end” and is being marketed to attract young professionals in the 25 to 35 age bracket.

“We estimate that space in the new property will run about \$2.20 a square foot or close to \$2,000 a month per unit when it is completed in 2009 or 2010,” she indicated.

Construction Planned for Town Homes & Condos on Former Lerner Building Site

(continued from cover)

on its own and proceeded with the first step – demolition of the existing building in August.

Of the ten condo units, four will be priced at a more affordable rate under the Chicago Partnership for Affordable Neighborhoods (CPAN) program. The developer will apply for permits with the City Department of Construction, after a satisfactory review of the construction documents. According to Jennifer LaSota, project manager for the owner, Single Site Solutions, the first section of the buildings is expected to be completed by the end of 2008.

Under the construction plan, seven of the town homes will front on Ashland and Rogers. The condominium building will front on Howard Street.

New Rogers Park Developments

2130 W. TOUHY RICH ARONSON DEVELOPER

Developer **Rich Aronson**, a member of the Rogers Park Builders Group and membership chairman, is proceeding with plans to develop a seven-unit condominium at 2130 W. Touhy. The lot, which is currently occupied by a two-story frame home, will be the site of a three-story, seven-unit building with a garage parking area for seven cars.



The 8,446 square-foot lot will be improved with six three-bedroom, two-bath units, one of which is handicapped accessible, as well as one four-bedroom, three-bath duplex units.

According to Aronson, all units will have outside balconies, designer kitchens with black granite counters, and white cabinetry, stainless steel appliances and hardwood floors. They will be priced as follows: garden unit, \$319,900; upper floors \$399,919 to \$419,900; and one four-bedroom, three-bath unit for \$529,900. All units will be ready for occupancy by spring/summer of 2008.

Aronson is also the broker for the Pinewood Building, at 2306 W. Touhy, a four-story elevator access building of thirteen units.

1412 W. MORSE ALEX SAMARDZIJA DEVELOPER



Developer **Alex Samardzija**, of **Castle Realty & Development Management**, is planning a five-story, 17-unit building with sixteen enclosed parking spaces at 1412 W. Morse. Sixteen of the units will be two-bedroom, two-bath properties and there will be one ground floor unit as well.

The property, which features a limestone front, will have elevator access, cherrywood cabinets, stainless steel appliances, a jacuzzi bath tub, and balconies in front and in back. Each unit is 1,400 to 1,500 square-feet and

is priced at \$360,000 to \$420,000. Four units have already been pre-sold, and the ground floor unit will feature a restaurant which specializes in Mediterranean cuisine.

1352 W. TOUHY JIM BYRNE DEVELOPER

Developer Jim Byrne is planning to build a seven-unit residential condominium building at 1352 W. Touhy. The 8,200 square-foot lot is zoned for one residential unit per thousand square feet of lot area. A single family home situated on the lot will be demolished to make way for the development.

According to Byrne, president of the Edgewater Uptown Builders Association (EUBA) the project calls for seven three-bedroom, two-bath residences and a duplex approximately 2,000 square-feet in size. The development also calls for seven parking spaces in the back of the building, as required by city code.

7453 N. WESTERN FLAVIUS ARDELIAN DEVELOPER

Developer **Flavius Ardelian** and his architect plan to build a mixed retail and residential condominium property at 7453 N. Western. The 6,250 square-foot lot presently

houses a two-story structure, a vacant storefront and a furniture store which will be demolished to clear the way for the development.

The fully-accessible elevator building will include six three-bedroom and two-bath condo units and two ground-floor commercial units. Residential units, 1,600 to 1,700 square-feet in size, and storefront units will be between 1,200 and 1,300 square-feet in size. The development will also include six parking spaces in the back of the building as required by city code.

Units on the second floor will go for between \$360,000 and \$380,000 each while the penthouse units will sell for \$399,000. Storefront units will sell for \$250,000.

7630 N. GREENVIEW CONDOS

CONNIE ABELS, RE/MAX NORTHCOAST

Six units: Two-bedroom, two-bath, center entrance: \$309,000. One secured parking space is included. Three-bedroom, three-bath duplex: \$399,900 (two-car secured tandem parking space included). Awesome, luxurious condo with top-of-the-line amenities by award-winning developer. Included are custom cherry/granite/porcelain fireplace, 42-inch plasma TV, sleek cherry cabinets with crown molding, touch close drawers, roller lowers, pantry cabinet and lazy susan, Bosch convection range, dishwasher and vented microwave, LG side-by-side refrigerator w/ice & water in-door, ultra quiet disposal, new wide plank Brazilian cherry floors, separate dining area, king-sized master suite with walk-in closet, steam shower with jets and rain dome, double bowl vessel vanity, surround sound, video intercom, sound wiring with volume controls in all rooms, alarm, cable, and phone wiring. Sound deadening insulation between floors and walls, huge 13' x 10' private decks; total customization possible for buyers, occupancy in 45 days. Duplex includes family room, office and wet bar. Agent owned. For more info, call: **Connie Abels, RE/MAX NorthCoast**, (773)353-9180

1329 W. NORTH SHORE & OTHER ROGERS PARK PROPERTIES

CONNIE ABELS, RE/MAX NORTHCOAST

A few choice units left at 1329 W. North Shore. Offering half-priced parking and \$5,000 towards closing costs for the remaining three-bedroom, two-baths starting at \$257,000. Also available by **Greenlight Development, LLC-7461 N. Seeley**: Beautiful two-bedroom, from \$217,000 with front terraces and huge decks. At 7401 N. Hoyne: fully appointed, gorgeous three-bedroom, two-bath units starting at \$199,900 with incredible below market 1.5 percent financing available; Located at 1627 W. Fargo, there are two remaining two-bedroom/one-bath units at \$169,000. All properties are open Sunday 1-4 or by appointment with **RE/MAX NorthCoast**, Connie Abels, (773)262-2820, www.rogersparkcondos.com.

6812 N. SHERIDAN

YVONNE, RE/MAX NORTHCOAST

Three-unit condo building three-bedroom/two-bath with garage, \$439,000. Stunning detailed vintage 2,000 square-foot rehab with much of the original woodwork lovingly restored. True gourmet kitchens, decks, front and rear landscaped gardens. **RE/MAX NorthCoast, Yvonne**, (312)685-8668.

Developer Closeouts... East of Sheridan Road

JARVIS COURT CONDOMINIUMS

1239-41 W. JARVIS

Four jumbo two-bed plus bath units left. Garage parking available. Unique floorplans. Starting at \$325,000. Steps to the hip Jarvis Square and swimming beach.

PRATT DU LAC CONDOMINIUMS

1138-1142 W. PRATT

Five left: Two & three bedroom, two-plus-bath units. Choose from simplex & duplex floor plans. Garage parking available. Starting at \$265,900. Loyola, swimming beach and trains.

CREATIVE DESIGNER DEVELOPER CLOSEOUTS

BELLA VITA CONDOMINIUMS

1711 W. GREENLEAF

Three left: Two & three-bed two-bath units. Parking available. Italian cabinets and natural cherry floors. Starting at \$239,000. One block to Metra and shops. Contact **Sharon Kozak, Coldwell Banker** for showings and buyer incentives for all of these closeouts (773)908-8002.

Rich Aronson Wins Spirit of Business Development at Rogers Park Community Council's Annual Meeting



Rich Aronson, a principal of **Camelot Realty**, and veteran member of the Rogers Park Builders Group, was among those honored at the 55th annual meeting of the Rogers Park Community Council. Rich, who is also RPBG membership chairman, won the *Spirit of Business Development Award* from the Community Council at the event. He was one of several honored with Spirit of Rogers Park awards at the event which was held last month at **Loyola University**.

Rich, a former secretary of the RPBG, holds a bachelor of science degree from the University of Illinois and a J.D. degree from DePaul University. He also holds three *Good Neighbor Awards* from the **Chicago Association of Realtors**.

Two Pro Realtors Assert Condo Boom Has Slowed Down

At a recent meeting of the Rogers Park Builders Group, two veteran member/brokers agreed that the condo boom of the past five years has created a glut of vacancies, but quite the opposite is true in the period since 2006, where vacancies have decreased and apartment properties have become attractive investments once again.

Estella Kiser, of the **Kiser Group** and Builders Group Director, explained that the condominium conversion boom has caused an increase in rental vacancies in Rogers Park as well as in other areas of the city. "We were analyzing properties four to six years ago with a three to five percent vacancy factor, and in many cases there were no vacancies whatsoever in the property. This changed primarily when interest rates decreased (although other economic factors were involved). Tenants jumped at the opportunity to buy in lieu of renting and vacancies rose to seven to ten percent with actual vacancies in some properties a good deal higher," she noted.

"As interest rates decreased," she added, "properties became more expensive to run, with higher property taxes, utilities, and material costs. Consequently, many building owners decided to sell their properties and converters were the only ones who could afford to buy them – the properties made no sense as rentals. In Rogers Park as in other neighborhoods, particularly on the north side, we all saw the stock of rental buildings decrease."

"Now, the market has shifted," she said. "With interest rates rising, the retail market for condominiums has slowed. This shift in sales, along with an increase in costs of construction and development has caused the interest in converting properties to wane. As a result, we've seen occupancy levels of multi-family properties grow and have experienced the first rise in rental rates in several years. Less vacancy and more income, coupled with less rental stock, has caused a resurgent interest by apartment investors in purchasing and operating multi-family properties."

Doug Imber, Rogers Park Builders Group Director, and principal of **Essex Realty Group**, put it this way, "After 2001 effective economic occupancy declined from an average of approximately 94 percent to

about 85 percent. During that period, owners experienced higher physical vacancy and were consistently offering concessions of at least one month free rent.

"Meanwhile, while collected incomes were declining rapidly, operating expenses – specifically property taxes, utility expenses, materials and payroll costs – were increasing substantially, far faster than core inflation rates. The result was that net incomes fell dramatically and many owners were forced to "feed" their properties in order to pay the mortgages."

Conversely, he said, because of declining interest rates and availability of subprime, high loan-to-value lending which resulted in a cheaper to own than rent environment, the condominium business became extremely healthy. This business was extremely profitable for developers and drove building values to record levels at a time when owners were losing money operating them as apartment buildings. The question for owners thus became, "Should I sell at record levels or should I continue losing cash flow?" The answer to many became quite clear – sell to converters.

Then too, he said, one needs only to look at the reasons that Rogers Park has been an appealing place for converters; the prime housing stock, proximity to the lake, public transportation and unique character, all of which have enabled developers to effectively market their product to a variety of consumers.

Since 2006, however, Imber commented, occupancy rates have firmed up and concessions burned off. Owners no longer have to offer concessions prevalently, so that net income has begun to rise.

Simultaneously, there's been a large supply of condos on the market, both in Rogers Park and elsewhere. Also, in recent months the subprime market has dropped and it's become more difficult for developers to sell condominiums. By subprime, I refer to higher loan to value for lower credit. Consequently, developers are not as aggressive in the prices they have been paying. Additionally, net incomes are starting to rise and apartment investors are starting to be more aggressive.

A Story Unique to Rogers Park: The Artists of the Wall Festival

Every year, on Father's Day Weekend, artists ranging from professionals to amateurs gather along a concrete bench between Pratt Boulevard and Morse Avenue to transform the wall into a 600 foot canvas. This two-day gathering is known as the **Artists of the Wall Festival**. How did the festival originate? How many artists participate and at what level? To find out more about the festival, **The Builder** recently visited the Wall and spoke with **Mary Bao**, a Rogers Park Builders Group director, who has been involved with the festival for the past ten years. The results of that conversation follow.

BUILDER Just how long an area does the wall cover?

BAO The wall runs about 600 feet which covers about 120 spaces. This year we were completely sold out about a week before the festival began. In the past, we have had many people who signed up the day of the festival. But this year we were sold out way in advance and I expect that this will be the situation from now on. Participating artists range from amateur to quite professional. This year we had nineteen children's entrants. There were some years where we had none, or only two children participating.

BUILDER Are the children judged separately and are their entries displayed in one area?

BAO The children's entries are mixed in with all of the other entries. That way we have a little variety in our exhibits.

BUILDER And the entry fee is \$30, right?

BAO That's true for all adult spaces. But children's entries are \$15 each. And we do encourage children to display their work in the "All Ages Tent," which is sponsored by **Lake Shore Health Care and Rehabilitation Centre**. We have children's projects in the All Ages Tent where kids can work on projects which are easier to complete and more modest in scope.

BUILDER What kind of prizes do you offer?

BAO Well, adults can win up to \$300 in prize money and the juniors can win up to \$200.

BUILDER How many people do you think attend the festival?

BAO Since this is primarily a neighborhood festival, I'd say a couple of thousand people come out to see it. And everyone who participates is really very focused on accomplishing their art. This event is hosted by the Loyola Park Advisory Council's Artist of the Wall Committee, in partnership with the Chicago Park District. The surplus money that we raise through the Artist of the Wall Festival funds various events at the Loyola Park Field House all year long such as the Back-To-School-Pancake Breakfast, the Halloween party, the "Made in Rogers Park" Holiday Craft Bazaar, and the Black History Month Potluck. The Rogers Park Community Council acts as our 501C3 Non-Profit Fiduciary Agent.

BUILDER What is your particular function at the Festival?



Putting finishing touches to their entry at this year's Artists of the Wall Festival are these young artists, just a few of the 130 who entered the competition.

BAO I do sponsorship, advertising and fundraising.

BUILDER How do you go about promoting this event. Do you just rely on word of mouth advertising?

BAO We have people coming from all over this region. We have regular artists coming from Wisconsin, Michigan, and Indiana. There are a lot of people who are regular participants, year-after-year. Some participants were children who grew up painting the wall. This year our adult second place winner was our first place junior winner several years in a row as a teen. She is now about 24.

BUILDER Anything else you'd like to say about the Festival?

BAO Well, this year our emphasis has been on the theme, "Our Secret Garden." This refers to several things. For one, there are the community gardens that are being developed around the Park – in the circle at Morse and at the corners of Pratt and at Lunt. The development of the dunes at the beach is really "our secret garden." We wanted to emphasize a back to nature feeling in this year's festival. There are several dunes species that have developed around the dunes at the pier. We're trying to protect this area. Ann Whelan heads a group of volunteers who are protecting the dunes species in the fenced off area just north of the Pratt Pier.

BUILDER So, do you get more people than you can accommodate?

BAO We usually do. This year we had thirty more people than we could accommodate. But the biggest growth has been in children participants which has shot up in four years from two to nineteen. We also have many children participating in the All Ages Tent sponsored by Lake Shore Health Care and Rehabilitation Centre. Our goal is to get seniors out and to have them interact with children.

BUILDER We arrived late, about 4:00 p.m., and people were still putting the finishing touches on their spaces.

BAO That's right. And participants return all year round to freshen up their spaces. That's about it except that next year, participants will have to sign up earlier and they can sign up starting April 15 through www.rogerspark.com.

Coffee and Pastries Go Further at the Common Cup

If things go as planned, a cup of coffee at the newly-opened **Common Cup**, 1501 W. Morse, Rogers Park's newest coffee house, will be anything but common. According to **Ruth Hoekwater**, who with her husband, **John**, own the spot, they use **Intelligentsia Coffee**, which purchases coffee beans directly from growers.



Also, the Common Cup carries products obtained from local vendors, such as the **Red Hen Bakery** and cold drinks in biodegradable plastic cups made from corn starch. In addition, the Hoekwaters plan

to hire local residents as staff, and hope to train young people.

To make the house a community gathering spot, the Common Cup will feature live music on Friday nights, with all profits going to non-profit agencies in the area. And spectacular artwork will be featured at all times. An adjacent community room will sponsor such activities as knitting circles, book clubs, drum circles and support groups.

According to Ruth Hoekwater, business has been excellent and the menu which currently features coffee, pastries and soups, is being expanded to offer quiche, salads and a number of heat & serve options. In addition to white and rye bread which will be sold at all times, the house offers several other specialty breads which can be ordered a day or two in advance.

Belgian Ale House in the Works For the Near Future

If all goes as planned, a proposal to open a restaurant-pub similar to a Belgian Ale House will open in Rogers Park in the near future. At a recent meeting held at Alderman Moore's service office, **Antonella Barbanente** and her brother and partner, **Tony Barbanente**, received a go-ahead from Rogers Park residents.

Besides offering authentic Belgian food, the Barbanentes will stock specialty beers from all over the world, including the restaurant's own **Bell Chique** label. But before they can open, the Barbanentes must obtain a zoning change from the business classification the property at 1547 Jarvis carries to a tavern license which would allow them to operate until 2 a.m. Monday through Saturday and until 3 a.m. Sunday.

The Barbanentes explained that the café would carry a full-service menu, including mussels, specialty sauces, Belgian waffles, fresh fruit fondue, steaks, chops, etc. Food and drink would be served on both floors of the two-story building. And the restaurant would remain open until 2 a.m. as required to hold a tavern liquor license.

Both Barbanentes are experienced restaurateurs. Tony, owner and chef of **Via Veneto** at 6340 N. Lincoln, has been in the food service business for more than 25 years, while Antonella Barbanente has owned **La Donna Restaurant** at 5146 N. Clark, in Andersonville, for 12 years.

PRESIDENT'S MESSAGE



BY MARTY MAX
President, Rogers Park Builders Group

As I See It

The Tenant Has Responsibilities, Too

I know that I promised you some solutions to the ever growing problems the landlord faces today. However, today I would like to touch on another subject – *the tenant has responsibilities, too*.

All we seemed to hear about last year had to do with the responsibilities of the landlord – porches, smoke detectors, CO2 detectors, heat, security, deposits, etc. What about the responsibilities of the tenant?

We received an emergency call from a tenant about a week ago, at 1:20 a.m., telling us that their toilet was stuffed and overflowing. We advised them to get a plunger and to try plunging the toilet – a job all of us have done, right? Wrong. Not according to this tenant. He said that he pays the rent on time and that he pays for these services. I explained that just because he pays rent does not mean that he doesn't have the responsibilities that all of us have in our everyday lives. Cleaning your apartment, changing light bulbs, replacing smoke and CO2 detector batteries are just a few of the tenant's responsibilities. Although the landlord owns the building, it is the tenant that lives in the building and makes their home there.

Not only does the tenant have the responsibility for their apartment, they are also responsible for the common areas. For example, if a child drops some scraps of paper in the hallway, the parents should pick this up. In this way, the carpet in the hallway will look nice for all who live in the building.

If a tenant sees that the dryer in the laundry room is full of lint, they should clean it out so that the dryer will work better for them and for the other tenants.

I realize that these examples might seem pretty obvious, but for some reason some tenants seem to think that as long as someone is going to clean the hallway, why should they (the tenant) bother to pick it up.

The other day I stood in front of one of our buildings seeking to view the activity going in and out. What I noticed that was happening was completely innocent but nevertheless troublesome. As our current tenants were leaving the building and guests of the building were trying to get in, the current tenants were simply allowing these strangers in without bothering to find out where they were going. This is another example of tenant's responsibilities. Why let them in?

Obviously, rent is determined by the cost of maintaining and managing a building. If the tenant handles his responsibilities and the landlord his, the probability of keeping rent increases to a minimum are greater.

A landlord's job is to supply CLEAN and SAFE housing for all. To do this the landlord needs the cooperation of all of the tenants in the building.

Hmmm... I guess this is another problem the landlord faces today!

ROGERS PARK BUILDERS GROUP

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.

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Clark Street Festival



Two of the colorfully bedecked dancers who entertained the thousands who jammed Clark Street, from Morse to Touhy on July 14-15 at the second annual Clark Street Festival. An estimated 20,000 thronged the event which was sponsored by the **Clark/Morse/Glenwood Special Service Area**, the **Clark Street Merchants Association**, **DevCorp North**, and **Alderman Joe Moore**. Food from throughout the world was featured, as well as children's activities and arts & crafts. Entertainment featured musicians and dancers and seventeen live bands on two stages.