



ROGERS PARK BUILDER

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www.rpbg.org

EPA Statement Sets Forth Proper Procedures in Removing Lead Paint in Pre-1978 Buildings

A statement setting forth guidelines for the proper disposal of lead paint surfaces in pre-1978 buildings has been issued by the EPA. Because of its importance, we reprint the statement verbatim below.

Changes are Coming to Landlords on April 22, 2010. It's called the Renovation, Repair and Painting Rule (RRP)

Its purpose is to protect children from lead poisoning during renovation and remodeling. It is a set of rules and procedures for lead safe work practices. Years ago, lead abatement in older homes focused on peeling lead paint. But abatement was only done after a child was reported with high blood levels (BLL). Over the past fifteen years, it has been proven that the dust containing lead is more dangerous. It travels around the home more easily, making it more likely to be ingested by children. A small amount of dust containing lead spread around your home is enough to poison a child. Children under six years of age are most vulnerable. The amount of dust is approximately equal to a packet of sugar.

Who Does It Apply To? All contractors, landlords and maintenance companies that work on homes built prior to 1978 who disturb more than six square-feet of paint on the interior or twenty square-feet on the exterior as well as all window replacement contractors.

The RRP rule states that only "certified firms" using "certified renovators" may work on target housing – those built before 1978.

To become a "certified firm" a company must send an application to the EPA along with a fee of approximately \$300. That application is available on the website listed below. The EPA will keep a list of "certified firms." To become a "certified renovator," you need to take an eight-hour course and pass an exam. The course is six hours of education and two hours of hands-on training. Depending on who does the training, it may be one day or two. Both certifications are good for five years.

The RRP rule will add additional cost to most projects; however, it is anticipated that this additional cost should be modest. Most good contractors already protect their client's homes from damage, debris, and dust while they work. The greatest changes will be in the clean-up procedures.

The fine for non-compliance is up to \$37,500 per day per occurrence.

Important Date: Members of RPBG should be aware that the new RRP rule took effect on April 22, 2010. For more information and links visit: www.rrpreno.com.

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Cagan, Smith Named Builders Group Directors

Two long-time members of the Builders Group have been named Directors by President Marty Max. They are Bryan Cagan, president of Cagan Management Group of Skokie and Allen Smith, President of Winnemac Properties, of Chicago.

Bryan Cagan (not pictured) has been active in the Builders Group for the past five years. A graduate of DePaul University, where he received a B.S. in real estate, Mr. Cagan is currently working on his Real Estate MBA.

As a property asset manager, Cagan looks at properties from an ownership management viewpoint. He also keeps in touch with DePaul's Real Estate Department. Cagan is also involved in the CAI, the Community Access Institute and the Institute of Real Estate Management, with the focus on property management and ownership.

With his background in property management, Cagan stated that he would like to maintain high-quality housing in Rogers Park, which would help to rejuvenate the entire area. In his spare time, Cagan flies a Cessna aircraft. He manages many properties in Rogers Park.

Also a graduate of DePaul University, where he earned a B.S. in Finance, is Allen Smith, president of Winnemac Properties. He owns and manages a small group of buildings in Rogers Park.



Allen Smith

Allen's roots are in the North Shore where he grew up and attended New Trier High School. An active sports enthusiast, Allen plays golf and trains for the Chicago Marathon, which he has run six times. In the winter months, he

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Sun-Times Story Highlights Energy Effective Features of Rogers Park Building

A Rogers Park development consisting of two buildings at 1340 W. Morse and 1345 W. Lunt was recently highlighted in the *Chicago Sun-Times* because of its numerous energy efficient features. These so-called green living features include a high reflective and hyper insulated roof, new windows with low-emissive thermal pane glass filled with argon gas, low VOC paint, and new energy-efficient lighting.

The article quoted Lori Postma, marketing director for the management company, Reside Living, about how they converted the parking area into a patio garden and barbecue area with gas grills surrounded by rain gardens for storm water control. Other features of this handsome property include upgraded kitchens with quartz countertops, birch hardwood cabinets and new GE Energy Star appliances, as well as new lighting and baths.

In addition, said Ms. Postma, the properties are just steps from the Morse Avenue CTA Station, close to the Glenwood Arts District and Loyola University, and three blocks from Lake Michigan beaches.

Built in the late '60s, the complex has had additional upgrades including a new fitness center, lobby and resident lounge areas, high-tech laundry center, free wireless internet and 24-hour concierge service. Gated covered parking and gated, covered bicycle storage are also available.

Monthly rents range from \$770 to \$845 for studios, \$975 to \$985 for one-bedrooms, and \$1,335 to \$1,365 for deluxe two-bedroom layouts.

("EPA Statement" continued on page 2)

Mike Glasser, director of the Builders Group, had this to say about lead paint and the dangers it poses if not properly handled: "Increased understanding of the danger of lead paint goes far beyond the stereotype of an infant picking up flakes of lead paint and ingesting them. The reality is that the greatest danger is posed by lead poisoning coming from dust created when the contractor or tenant upset a surface containing lead paint. Dust created when repairing damaged surfaces gets into the body, clothing or floor. Studies have proven lead poisoning can cause irreparable damage to the person and can impair them physically, mentally or emotionally. Therefore the EPA has begun an attempt to see to it that any attempts to repair or renovate surfaces containing lead paint are done in a safe manner. "Lead paint," he continued, "was outlawed in 1978. The older the building, the greater the chance that the surfaces contained lead paint. The only way to tell is to get a licensed lead tester to conduct tests. Before 1978, the building needed to follow no standard in repairing damaged surfaces to be certain contaminants had been destroyed."

("Cagan, Smith" continued from cover)

plays basketball and paddle tennis. Additionally, he enjoys hunting and fishing with friends and family when he is not chasing tenants for rent.

Allen is an active member of the Springboard Foundation, an organization that provides financial and intellectual capital to selected grass roots charitable programs that are focused on improving the lives of needy children, their families and communities in the greater Chicago area. He has been active in the Builders Group for the past five years. And last, but definitely not least, he is a die-hard Cub fan.

From Greece to America: Peter Venetos

To millions of immigrants flocking to our shores every year, America is the land of opportunity. Such was the case of Peter Venetos and his family. Peter, who was born on the Greek island of Cyprus, lived in poverty stricken circumstances while his family was in Greece.

In 1956 he and his family arrived here, settling in Chicago. He soon learned the hairdressing business, setting up a beauty shop on Howard and Clark. Not long after that, he moved the shop to Highland Park where he has remained for forty years. To acquire the shop, he had to borrow \$425 from a neighbor, which he quickly repaid. That was the beginning of the shop, which he named the **Via Venetos**. Peter's wife, Brenda, works with him in running the shop. They have two children: John Peter, an official of a hedge fund who lives in New York; and Kairii, a yoga therapist who lives in Glenview.

Having established a successful business on the North Shore, Peter began to invest in real estate. Peter currently owns a 34-unit building at 1346 Jarvis, in Rogers Park, as well as properties in Gurnee, Waukegan, the Wrigleyville area of Chicago, and Colorado. At the invitation of his good friend, Marty Max, Peter joined the Builders Group about ten years ago and he attends board meetings as often as he can.

Peter is also on the board of his church, the Ascension of the Lord. Regarding the RPBG, he finds the meetings interesting and says that they offer young people a chance to learn what's going on in the real estate market.



Morse Theater Reopens Under New Management



The Morse Theater has reopened under a new name – Mayne Stage and Act One Café. The abrupt closing of the Morse, despite having drawn decent crowds, took many by surprise. Management had reputedly spent more than \$6 million refurbishing the one-time vaudeville house and synagogue.

And it was hailed as one of the most comfortable and intimate settings in the city. But it was not to be, as management had a disagreement with the owner – reportedly James Pritzker, a member of the billionaire family, which last year showed up as number 236 on Forbes’ list of the 400 wealthiest Americans. His firm, Tawani Investments, lists the Morse Theater as one of its investments.

Mayne Stage will use the 300-seat auditorium to present wide-ranging acts from jazz to rock to classical to live comedy. Welcoming the new enterprise to the community was 49th Ward Ald. Joe Moore.

Act One, the food serving addition to the Morse, is being run by Jimmy Madla, owner of Cooba, 3423 N. Southport. He will emphasize American Gastro pub which he described as an “influence of all the cultures and cuisines that represent the American melting pot.”

Work Begins on Morse/Glenwood Streetscape

Construction has begun on the Morse/Glenwood streetscape. According to Ald. Joe Moore (49th), the project encompasses Morse Avenue from Ashland to Wayne, and Glenwood Avenue from Lunt to Farwell on both sides of the elevated tracks.

Construction started on Glenwood west of the CTA tracks between Morse and Lunt in order to accommodate the Glenwood Sunday Market which operates during the summer months. Work will continue on the other streets in this designated area and should be completed by November.

Among the amenities that will be provided with this streetscape are new streetlights, sidewalks, and planter boxes on Morse and Glenwood. In addition, Morse Avenue will be resurfaced and the Glenwood sidewalks will be widened to accommodate greater pedestrian traffic. The brick pavers that now exist on the western side of Glenwood Avenue will remain in the traffic lanes.

The \$4 million streetscape is being jointly funded by the city of Chicago and the federal government. Congresswoman Jan Schakowsky was instrumental in procuring federal funding for this project.

Ups and Downs



Steve Cain

Imagine walking through a vast desert in the hot sun for days, weeks and months on end. Your water supply is running dangerously low, and there is no relief in site. You don’t know how much longer you can hold out, but you keep walking, moving, praying your luck will change.

Suddenly, from the top of a tall sand dune, you look down and, there in the distance is a lush oasis of fruit trees surrounding a pool of clear, blue water.

You can’t believe your eyes. You start running down the hill, laughing and crying with joy. You can almost feel the cool water in your parched throat, taste the fruit in your mouth. But, just as you get close, you realize the oasis is surrounded by a high fence and the entrance blocked by a guard.

Just as you suspected, the guard turns out to be... a banker! You have a sinking feeling, a dreaded sense of déjà-vu, that you know exactly what will happen next. Before he can let you in, the guard says, he is going to have to ask you some questions. The answers to these questions will determine whether or not you will be allowed to enter into the oasis.

First up is a credit check. You’ll need a score of 680, but a 720 or higher would be even better. Next up: appraisals on all your properties so that the guard can calculate your loan-to-value and debt-service-coverage ratios. If credit is too low, if loan-to-value ratios are too high, if cash flow from your properties is insufficient, you will not be allowed in.

Perhaps worst of all, the banker dryly states, ALL OF THESE CONDITIONS MUST BE MET. If you stumble on any one of them, no matter how good you come out on the rest, you will not be allowed past the gate. You’ll have to keep wandering through the desert until you can “qualify” for admittance. Better conserve your water. There doesn’t appear to be much help for you here.

Okay, I’m mixing my metaphors, but I think you’ve figured out where this story is leading. If there is one thing above all others that is really frustrating apartment owners in today’s market, it’s the fact that rates are about as low as they’ve ever been, but seem to be almost impossible to get!

One of the worst impacts of the long recession, and a big reason why it is lingering for so long, is the continued tightness of the credit markets. This is even true for the many owners who have not missed a payment and who have maintained reasonable, if not stellar, economic fundamentals.

Like my desert wanderer looking through the fence at that oasis, a low rate doesn’t do you any good if you can’t qualify for it. For too many owners of apartment properties right now, that is exactly the problem. The rates may be real, but for many people who need them, they might as well be mirages – as tantalizing, but unobtainable, as an oasis in the desert.

Members Brauc & Sopcic Featured in CIC Publication



John Brauc

Two veteran members of the Rogers Park Builders Group were highlighted in *Developments*, the quarterly newsletter of the CIC, (Community Investment Corporation) for their participation in the CIC's Energy Savers program.

Highlighted were Lou Sopcic who, with his family, owns the Broadmoor in Rogers Park as well as other properties on the north and south sides and John Brauc for improvements he made in a 26-unit building in Logan Square. Brauc is the owner of Checkmate Realty of Chicago.

John said that the work included affordable and high-efficiency hot water tanks, shower heads, and hallway light fixtures and bulbs, six furnaces, and thermal exterior doors.



Lou Sopcic

To quote John, "One thing I've learned is the value of roof insulation and air-sealing. The savings that could be had because of these particular items is quite good."

John, who has used Energy Savers on several of his buildings, said, "This kind of retrofit is valuable to any owner. It can make a project affordable which otherwise might not be."

According to Lou Sopcic, "Energy Savers is a great incentive for people to upgrade their buildings to a more efficient system, like we did at the Broadmoor, our building on Bosworth, that otherwise would not be affordable. For a minimal investment you make using this money, the turnaround is quick."

"Hot water heating," he continues, "gives you the best return of therms compared to any other system for costs related to heat energy."

For more information on how the Energy Savers program works, refer to the March 2010 issue of *Developments* or contact James Lackland, CIC senior loan officer, at (312)258-0070 or by e-mail at qa@ciichicago.com.



Marty Max
President, Rogers
Park Builders Group

As I See It Ahhhh, Summer!

For landlords, we don't like winter because of the added heating costs, frozen and leaking pipes, snow shoveling, etc. We can't wait for the nice weather to get here. But just because we don't have snow and leaking pipes anymore doesn't mean that we don't still have problems once winter is over.

I was reviewing some building leases the other night in my home office. For whatever reason, my wife also started looking them over. As she was reading through one of the leases, she stumbled onto the following:

"NO CHILDREN ARE ALLOWED TO PLAY IN FRONT OR BACK OF THE BUILDING."

"How could you be so mean?" she asked me. "Where are the children supposed to play?" She read a little further and saw that the lease does not permit barbecuing.

"How could you be so mean?" she said again. "You love to BBQ in the summer. Why shouldn't your tenants be able to as well?"

She read a little further and just about threw the lease back at me when she read that NOBODY is allowed to loiter around the building. Glaring at me, she asked, "On a hot summer's night, why can't the tenants be outside near their apartments?"

As we all know, it is unfortunate but true that the crime rate in Chicago goes up as the weather gets nicer.

I explained that, in a 40-unit building with all two- and three- bedroom apartments, we could have eighty kids and maybe three hundred people living in the building. If we allowed one person to sit on the stoop in front of the building, then we would have to allow all three hundred to do so. Yesterday, I had to tell a ten year-old girl that she couldn't jump rope in the courtyard. I felt miserable.

But please don't blame the property owner/manager for these rules. I truly believe that responsible owners have no choice but to set these kinds of rules, for the safety and well-being of all of their tenants.

Recently, on a hot and humid summer night, on a relatively quiet corner of Rogers Park, there was a shooting in front of this 40-unit building. As I tried to explain to my wife, what we really need in city neighborhoods with a high density of multi-family buildings is more parks that the kids can walk to.

What I would also like to see more of is responsible parents taking their kids to the park to play. Just leaving them at the park or on the sidewalks in front or back of the building will only lead to more trouble.

So, after a long and very cold winter, I want everyone to continue to enjoy the warm summer weather. But be careful and stay safe. See you next time.

Terrence J. Sacks August 19, 1926 – July 14, 2010

The Rogers Park Builders Group lost a true friend with the passing of Terry Sacks this past July. Terry worked tirelessly on behalf of RPBG, producing three to four newsletters per year. Working in close partnership with his beloved wife, Mary Jane, Terry did much of the behind-the-scenes work that has kept this organization running.

Despite his central role in the operations of RPBG, Terry was not one to boast of his accomplishments or of his self-importance. Quite the opposite, he was quick to give credit to others and downplay the important role that he played. One of my personal favorite memories of Terry was the way he always introduced himself at RPBG meetings, saying simply, “My name is Terry and this is my better half, my wife, Mary Jane.”

While we all knew and loved Terry for his calm presence and gentle demeanor, most of us probably didn’t know much about this wonderful man outside of his involvement with RPBG. At his funeral, which took place at the Rosehill Cemetery at 5800 N. Ravenswood on Friday, July 16, we found out a little more about Terry Sacks, the man – from those who knew him best. As it turns out, there was a whole lot more to Terry than just the work he did at RPBG.

Terry was born on August 19, 1926, catching the last few years of the booming ‘20s, but growing up at the onset of the Great Depression. Terry was highly intelligent and was an excellent student. While he wanted to go to college, like so many young men of his generation, he felt compelled to put personal goals aside in the interest of the country. So, instead of college, Terry enlisted in the Navy to fight for his country in World War II.

Fortunately for the rest of us, by the time Terry was old enough to enlist, the war was already beginning to come to an end. Still, Terry joined the Navy in 1945 where he served for two years, first at the Jacksonville NAS, and later at Anacostia in Washington D.C. While Terry never deployed, he signed on as a radioman-gunner and became a Seaman First Class before being honorably discharged.

As a veteran of the war, Terry was able to take advantage of the GI Bill and enroll in Northwestern University where he graduated from the Medill School of Journalism. While at Northwestern, Terry also became a member of the Tau Delta Phi Fraternity.

Terry briefly worked as a reporter in downstate Springfield, but came back to Chicago to help with the family business, Palmer Specialty Company, which manufactured dinette sets.

Not long after returning to Chicago from Springfield, Terry met and fell in love with Mary Jane Miller. They met in 1953, were married the next year, and would be inseparable until Terry’s death. The young couple would have two children – Jeffrey in 1957 and Lili in 1962. There is probably no finer compliment that we could pay to Terry than to acknowledge his wonderful relationship with his wife of more than fifty years, a relationship that sustained them both over many decades.

Although Terry did not work professionally as a reporter again after leaving Springfield for Chicago, he couldn’t stay away from the field for long. Terry soon returned to his true calling, making a career for himself in communications and continuing to put his excellent writing skills to good use on behalf of a number of companies for which he worked over his long and productive career. These companies included hospitals, medical centers and health care associations.

For over a decade, Terry ran his own writing and communications company – Terrence J. Sacks Associates. He published many articles over his lifetime for lots of different publications – often related to the health care field – and wrote at least a half-dozen books. In a very non-scientific attempt to tally up the books that Terry wrote during his career, I counted eight of them on Google, including *Careers in Nursing* and *Careers in Medicine*.



But it was his work as a teacher on the journalism faculty of Columbia College that gave Terry the most pleasure in his professional career, according to his son Jeff. Teaching and freelance writing were the two activities that Terry loved best.

Terry was active with the Niles Township Toastmasters, and Terry, along with his son Jeff and his grandson Jon joined the Jewish War Veterans group. Terry and Mary Jane joined the Emanuel Congregation in the Edgewater community on North Sheridan Road over fifty years ago, and have been active and engaged members since that time.

Terry loved to travel. He and Mary Jane went to Egypt and Israel, Alaska, Aruba and Hawaii. But perhaps the place that Terry and Mary Jane loved to visit the most was the Seattle area where his daughter Lili has lived since 1990. Terry and Mary Jane traveled to Seattle several times a year since Lili moved to the West Coast.

But Terry didn’t need to go to Seattle to maintain contact with his daughter. According to Lili, Terry wrote her over 1,000 letters over the two decades that she has lived in Seattle! If you’re doing the math, that’s about a letter a week... for twenty years!!

Terry was one of those people who is just curious about life. He was an avid reader and supporter of the arts. He and Mary Jane took full advantage of the many cultural offerings that Chicago is so justly famous for. Terry was especially fond of the city’s many theaters, and was a big fan of the Chicago Symphony and the Lyric Opera. But it wasn’t just high art that Terry loved. He always followed the sports pages to see how the Chicago teams were doing, and would even allow himself to be dragged to an occasional White Sox game with his son, despite his loyalty to the Cubs!

Of course, we know Terry best through the work he did for us at the Rogers Park Builders Group. Terry and Mary Jane were active with this group since its beginning. Terry put his journalistic skills to good use, producing the *Rogers Park Builder* for the organization for many years. He did this with great skill, and even greater modesty.

Terry was a kind and gentle man. He was a loving husband and father, and a devoted grandfather to his four grandchildren who called him Happa and loved him dearly. Terry had a wry sense of humor and a very big heart. He is survived by his wonderful wife, Mary Jane, who remains active with the Rogers Park Builders Group, and his extended family. He died peacefully on Wednesday, July 14, 2010 at the age of 83. Terry touched many lives. He will be sorely missed.

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.

OUR MISSION

- Marty Max, President
- Carla Price, Vice President
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- Mike Glasser, Chairman-Website Development/Membership
- Al Goldberg, Chairman-Arts
- Dan Sullivan, Chairman-Planning & Development
- Laurene Huffman, Chairman-Outreach
- John Brauc, Chairman-Fundraising
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- Carla Price, Chairman-Finance Committee
- Paul Goguen, Founding President
- Steve Cain, Writer/Editor

R PBG Executive Committee



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 Website: www.rpbg.org

Please Send Information About Becoming a Member of the Rogers Park Builders Group

Name _____

Address _____

City/State/Zip _____

Phone (Daytime) _____

Phone (Evening) _____

E-mail Address _____

I'm Interested In _____

Comments _____

Mail to: Mary Jane Sacks, Administrative Director
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 Phone/Fax: (773)743-7453
 e-mail: rpbg@rogerspark.com
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R PBG Board to Consider E-Mailing Newsletter

The times are changing, and the Rogers Park Builders Group is changing along with them. Pending approval of the Directors, RPBG is considering a shift from regular (snail) mail to e-mail as the way of distributing our newsletter.

We already rely heavily on e-mail for many of our other communications. E-mailing the newsletter seems to make sense, too. The format would remain unchanged, and would be sent in a high-quality, color, PDF format that you can view on your computer or print at your home or office.

If we make the decision to switch to e-mail, we're going to need to get updated e-mail addresses for everyone on our mailing list. If you'd like to be on our distribution list, please log onto our website at www.rpbg.org and go to the link marked "Get On Our Mailing List." You'll be prompted to enter some information and an e-mail address.

It's Easy... Go Ahead... Do It Now... Go To: www.rpbg.org!

Thanks, and have a great end of summer!
Marty