

# ROGERS PARK BUILDER

SUMMER 2006

www.rpbg.org

## Alderman Moore Presents Bright Picture for Current and Planned Community Developments

A highly glowing picture of Rogers Park, featuring several new developments either under construction or on the boards, was painted by Alderman Joe Moore at the March board meeting of the Rogers Park Builders Group.

Moore began his survey of what's going on in Rogers Park with a look at the 57-unit development on North Sheridan Road where it leads into Evanston. The Lakeview Pointe complex of townhouses and condos constructed by SMB Developers several years ago, Moore described as a signature development for Rogers Park motorists as they enter or leave the community.

He then switched to the \$56.7 million Howard Street El development, construction of which is scheduled to begin this spring and will continue for several years (see November issue of *The Builder*). Among the major improvements to be brought to the station will be the renovation of the existing station house and platforms, upgrading of communications, electrical and lighting systems, as well as new benches, signs, bike racks and canopies to protect riders in inclement weather.

Next Moore noted the work being done at the Howard-Clark location, (formerly the Pivot Point Building), by the Kopley Group, which is in the process of converting the building to 37 condos. The development has been approved by the City Council.

Also planned for the near future is the Gale Community Center, which will provide recreational activities for people of all ages. Construction on this development is slated to begin this summer, said Moore.

Due to be built in the near future is a new fire station replacing the one on Greenleaf near Clark. Construction is scheduled to start this fall on the site currently occupied by the Clark Street Mall.

Moore explained that a new streetscaping project, sponsored by DevCorp North, is scheduled to start this year on Morse Avenue. It will include new street lights, expanded sidewalks among improvements, and is expected to spur the further development of Morse Avenue.



As drivers enter or leave Evanston from Sheridan Road they see what has been termed a signature development – the 57-unit condo/townhouse property – Lakeview Pointe. The property was built by SMB Development several years ago.

## Fifth Annual Glenwood Avenue Arts Festival and Kidfest to Celebrate Art, Community

Al Goldberg, coordinator, says that the Fifth Annual Glenwood Avenue Arts Fest, to be held Saturday and Sunday, August 26 and 27, will be the biggest and most colorful event yet. The festival will be staged on the cobblestone streets of Glenwood Avenue from Farwell to Lunt Avenue. As in the past, it will feature 50 artist exhibitors and their works, open studios and gallery exhibits, music, theater and dance, plus vendors of food and drink.

According to Goldberg, an RPBG director, the Arts Fest has been moved from October to August to “increase the visibility of the event – people just come out and stay longer when the weather is warm. And the daylight hours will allow us to extend the festival hours from 12 noon to 8 p.m.” There will be two sound stages, one on either end of the exhibits. At Lunt, the **Heartland Café** and **Morseland** will jointly sponsor a music stage featuring rock, blues, country, jazz and folk acts, as well as DJs spinning dance tunes. At Farwell, the **Lifeline Theatre** will host the Kidfest stage featuring music, theatre, and participatory children's entertainment and activities.

Major sponsors this year include **SSA #24, Camelot Realty, Lifeline Theater, Community First Bank-Chicago, the Morseland, and the Heartland Café. DevCorp North** is a co-sponsor. Other supporters include the **Rogers Park Builders Group, City of Chicago, First Commercial Bank, Al Goldberg/ArtSpace RP, Dukes Bar, State Rep. Harry Osterman, Devon Bank, and Creative Designs.** Other Builders Group directors involved in the Fest planning include **Gregory Altman, Mary Bao and Rich Aronson.**

Additional sponsorships are available by contacting Al Goldberg at (847)982-3211. Artist and food vendors should contact Dorothy Milne at Lifeline Theatre, (773)262-3790 to reserve booth space.



## Eighty-Five Attend Farewell Party in Appreciation of Mike Glasser's Leadership

A farewell party in appreciation of the efforts of Mike Glasser, former president of the Rogers Park Builders Group, attracted more than 85 to the **Speakeasy Club** on Devon and Glenwood on March 12th. Although no longer president of the RPBG, Mike still plays a leadership role in the Builders Group by serving as secretary.

Among those attending the party, which featured drinks and hors d'oeuvres, were several political luminaries including State Representatives Julie Hamos and Harry Osterman, and County Commissioner Larry Suffredin. Marty Max, the current president, acted as host in introducing the various guests which included former Builders Group president, Mike Wallk, Carla Price, a founding member of the Builders Group, and Jim Klutznick, of Senior Lifestyles, another founding member.

In his brief remarks, Commissioner Suffredin presented a resolution to Mike from the Cook County Board acknowledging his efforts in behalf of the Builders Group and Rogers Park and specifically commending him for his support of the Rogers Park Youth Employment Strategies (RPYes), a program initiated last year to help place high school students with summer jobs.

Former Builders Group Director Klutznick toasted Mike, who he said, "had done nothing but enhance the Builders Group reputation during his six years of leadership as president of the group. Under Mike's guidance, the Builders Group has become a respected voice of the community," Klutznick added.

In his response, Mike Glasser said he was humbled and appreciative of the tribute he had received from all of those attending. During his tenure as president, said Mike: "The Builders Group has worked to create understanding. We have always emphasized," he said, "what's good for our Group and for the community." As examples of this dual emphasis, he noted that the Builders Group has always returned more than 15 percent of its income to the community or in support of some community group or activity. He further noted the vision and generosity of his successor, Marty Max, who single-handedly built a computer room for the "lost boys of the Sudan" in the Rogers Park St. Paul by the Lake Episcopal Church several years ago. The room is being used among others in supporting the "lost boys" in their job finding efforts.



Among the 85 attending the Farewell Appreciation party for former President Mike Glasser were, left to right, County Commissioner Larry Suffredin, RPBG founding member, Carla Price, Mike Glasser and Builders Group current president, Marty Max, who acted as host.

### Devon Bank Recipient of Community Reinvestment

Devon Bank received a community reinvestment award for its outreach to Chicago's Muslim community at the Woodstock Institute's 21st Annual Reinvestment Reception hosted by Harris Bank on March 30th. More than 150 attended including Devon Bank's Vice President, Laurene Huffman along with Richard A. Loundy, Chairman; David Loundy, Nazir GuruKambal and Syed Hashmi. For more on Devon Bank's Muslim financing program visit: [www.devonbank.com](http://www.devonbank.com).

## Estella Kiser: Showing the Way in Sound, Well-Conceived Real Estate Sales

"We are busy and excited about the quality of service we can offer our clients." That's the way Estella Kiser describes the Kiser Group, the real estate company she owns with her partner and husband, Lee Kiser. The company is an investment real estate brokerage firm specializing in the disposition of Chicago apartment properties.

When Estella, a lawyer by profession, left a large downtown law firm to join Lee and start a career in real estate, she had her sights set on Rogers Park. "The access to the lakefront and parks, the ethnic and income diversity and the mix of housing were real attractions." In fact, shortly after Estella started selling apartment properties in Rogers Park, she and Lee bought a home there. They rehabbed an 1890's Queen Ann Victorian, for which they were honored with the Chicago Association of Realtor's Good Neighbor Award.

Estella spends her business day meeting with clients, analyzing their properties and goals and negotiating apart-

ment deals. She is also the managing broker for the Kiser Group, focusing on business strategy and marketing. The firm represents properties throughout the city, from the North Side to the South Side and out to the West Side. Kiser Group has sold everything from six-flats to courtyards and corridor buildings to mid and high-rise properties. The firm employs six real estate agents and an office manager, all of whom work as a team to further the goals of the Kaiser Group's clients.

In addition to brokerage, Estella and Lee are involved in real estate development and are multi-family property owners. They are parents of two boys, ages 3 and 6. When not preoccupied with her boys or brokerage duties, Estella trains as a black belt in shorin-ryu karate.



## New Developments Announced by RPBG Directors

### JARVIS COURT CONDOMINIUMS 1239-41 W. JARVIS

Coming this spring is a new development by Mike Wallk, former president of the Rogers Park Builders Group. This lakeside beauty, rehabbed to perfection, features six jumbo units, 1,500-1,700 sq. feet, including two bedrooms, 2 – 2.5 baths per floorplan, as well as three garden level units, 700-1,200 sq. feet. These homes will feature top of the line kitchens and baths, hardwood floors, master baths (per floorplan), walk-in closets and utility rooms. Multiple balconies per floorplan. Limited garage parking. Steps away to the beach and park. Very special opportunity to own east of Sheridan Road. Reserve yours today. Prices start at \$425,000. English gardens start at \$190,000. Call Sharon Kozak at Coldwell Banker for details and floorplans at (847)316-8044 or at cell: (773)908-8002.

### JONQUIL TERRACE-ESOTERICA 1528 W. JONQUIL

Great opportunity to own new construction in the booming north of Howard area. Extra wide floorplans range from 1,400-2,800 square feet. Four simplex units feature two-three bedrooms, two baths with fabulous finishes. Diagonal hardwood floor with walnut border trim in living rooms. Cordovan maple wood cabinets in the island kitchen. Stainless appliances and granite complete the picture. Nine-foot ceilings with generous windows provide loads of natural light. Brick front balconies and 20 x 7 back decks provide sought after outdoor space. Great treetop views, luxurious master suite with walk-in closets, two-person Jacuzzis, separate showers and access to private decks. Designer stone tile and marble vanities provide spa-like atmosphere. Two spectacular duplex homes unlike any other. Four bedrooms and three baths offer 2,800 sq. feet of space, larger than most single family homes. Two gas fireplaces, one on each level of living space. Lovely wood center staircase leads to huge lower level family room and two large bedrooms are great for home office/exercise rooms. Storage lockers and one garage space included in price of \$349,000-\$379,000 simplexes and \$499,000 per duplex unit. Walk to train, shops and lake. Immediate delivery. Contact Sharon Kozak, Coldwell Banker at (847)316-8044

### NEW DEVELOPMENTS FROM CAMELOT 1522-28 GREENLEAF

New Construction in Rogers Park. Eighteen simplex and duplex units, two-br/two-ba – four-br/three-ba – \$343,000 to \$520,000, 1,280-2,580 sq. feet. Carport or garage parking included. Summer deliveries. Developer: Castlebar Enterprises, Inc.

**2306 W. TOUHY** New construction in historic Westridge. The Pinewood. Luxury 13-unit elevator building. Two-br/two-ba – three-br/2.5-ba – \$345,000-\$530,000. 1,516-2,532 sq. feet. Garage parking included. Immediate deliveries. Developer: MC&J Building II LLC.

**1242 W. PRATT** 1920's Art Deco Gut Rehab. Nine simplex and duplex units. Two-br/two-ba – three-br/2.5-ba – \$260,000-\$475,900. 945-2,412 sq. feet. Outdoor parking available. Summer deliveries. Developer: Residential Redevelopment Properties LLC.

**1709-15 ESTES** 1950's rehab. New kitchen and baths. One, two and three-br/one-ba – \$170,900-\$280,900. 661-1,098 sq. feet. Outdoor parking available. Developer: Estes Place LLC.

**2054 CHASE** New construction coming soon. Six-flat two-four-br

**7228 BELL** Six-flat

**1620 ESTES** Six-flat, two-four-br.

**7024 RIDGE** Six-flat, three-four br.

Developer of above four properties: Castlebar Enterprises, Inc.

Contact Diane Wells, Camelot Residential Sales, at (630)308-6449 or online at [www.camelotrealstate.com](http://www.camelotrealstate.com)

## Five-Story Mixed-Use Building Going Up On Site of Clark Street's Adelphi Theater

A new mixed-use condo development consisting of 32 condo units is going up on the site of the Adelphi Theater, 7070-78 N. Clark. Four of the units will be affordable, Alderman Joe Moore announced.

The proposal to build the property by Chad Zuric, owner of the Golden Hands Construction Company, was approved by Alderman Moore upon the recommendation of the 49th Ward Zoning and Land Use Advisory Committee. It calls for a five-story building with retail stores occupying the first floor consisting of 5,000 square feet and 32 apartments on the upper four floors, including four units to be built under the CPAN program. In addition, the development will have 40 parking stalls for condo owners and eight for commercial tenants. It will also feature a clock-tower on the northeast corner of the building at the Clark-Estes intersection.

In approving the development, Alderman Moore said in a statement released for the public: "While our residential areas have experienced robust development, economic development in our commercial districts continues to lag. Residents justifiably see too many vacant storefronts, a lack of retail variety and a general tired look.

"...While the proposed development would be one story taller and contain eleven units more than is permitted under current zoning, the community receives a number of things in return."

He listed these as including what he termed "the crying need for affordable housing." In addition, Moore said, the community would receive four new owner occupied retail stores, which in turn would attract retailers to the community.

Finally, said Moore, the community will receive "an attractively designed building that will replace an eyesore and give Clark Street a much needed shot in the arm."

In order to move on the construction, the developers must receive a zoning classification of B3-3. The property is currently zoned C1-2, which limits the building height to 50 feet (approximately four stories.)

## Rogers Park Places in the Top Ten Among City Communities in Development of Condos

That Rogers Park is in the midst of a big boom in the development of new condominiums or the conversion of multi-unit rental buildings to condos is hardly news, but now comes a survey which shows that Rogers Park is among the top ten communities out of 77 Chicago communities in the development of condos.

The survey, developed by Peter Fugiel, a property consultant, shows that, as Fugiel put it, "In 2005 Rogers Park was actually one of the top ten Chicago communities in terms of condo sales. Besides experiencing rapid sales volume and price increases, some of these gains [in condo development] have been spectacular."

In 2005, for instance, the survey showed that 290 condo units were sold in the community, a five percent increase in the number sold in 2000, and a 138 percent increase in the number sold since 1995.

The number of condos sold translates to \$198,750 per unit, just slightly above the city average for condo unit sales of \$182,139.

Fugiel further declared that because of the information industry, and to a degree real estate, the capital markets have "this antiquated notion that the baby boom is housed. . . The truth is, the baby boom's large number of adult children is waiting to be housed, and the immigration boom we are experiencing is far larger than most city housing inventories can handle."

Fugiel, a realtor in the Lakeview office of Property Consultants, is a long-time housing analyst. He has worked with a number of state and local agencies on housing issues.



## Vegetarian and Then Some: New Vegetarian Restaurant Offers Patrons Great Food & Inner Peace

Rogers Park has a new vegetarian restaurant going at 1418 W. Howard (a block or so west of Sheridan Road.) – the Lake Side Café. Specializing in a complete line of “delicious, organic vegetarian cuisine,” the restaurant has been open since last October. After a “somewhat slow” start in the words of its owner, Amona Buechler, it has picked up in business every month to the point where it is now drawing a good number of customers every day from 10 a.m. to 10 p.m. (except Tuesday, when it is closed).

Buying organic food, Ms. Buechler explained, means that the restaurant serves almost 100 percent preservative and chemical free food. Although the restaurant stands on its own, Ms. Buechler added that in conjunction with the restaurant, she operates the Inner Metamorphosis University which offers a variety of classes in rooms above the restaurant, to support the user’s quest for inner relaxation, clarity and harmony.



Amona Buechler, owner of the Lake Side Café, which opened last December.

But even without the classes, Ms. Buechler, sees the restaurant as a “place where you can come just to seek inner peace.” For now, she spends most of her time supervising the operation of the restaurant, which, among others, features three new entrees every week as well as a complete selection of salads, sandwiches, baked goods, and a variety of espresso drinks, organic teas, and other fruit juice blends. And, she adds, diners should not forget about the recently established sidewalk café just outside the restaurant.

## PRESIDENT'S MESSAGE



### BY MARTY MAX President, Rogers Park Builders Group A Bit About Who We Are

I hope you are enjoying this newsletter. It’s one of the few newsletters dedicated entirely to Rogers Park. It is published totally by the Rogers Park Builders Group. I thought this

would be a great time to reintroduce you to the Rogers Park Builders Group (RPBG). RPBG consists of landlords, developers, homeowners, realtors, financial institutions, restaurateurs and others, all interested in the betterment of Rogers Park.

Our Mission Statement 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.

We have our meetings on the fourth Tuesday of every month at Devon Bank on Western Ave. at 6:30 p.m. At each meeting, we have speakers to discuss a variety of subjects pertaining to Rogers Park, such as the various aldermen of Rogers Park, city employees whose work pertains to real estate, such as those in the building department or those involved in affordable housing, etc. We also have financial people, along with developers, discussing new projects in the area.

Like any organization, we collect dues. We are proud that we give at least 15 percent of our dues back to the community. The RPBG consists mainly of landlords and developers. We encourage all landlords and developers to join our organization. It’s a great place to network and discuss with your colleagues matters that pertain only to people in this business.

Remember, we want Rogers Park to be a destination community. As an organization, we have been involved in many problem solving issues: from affordable housing, to bad tenant issues, to north of Howard Street concerns, zoning changes, Morse Avenue redevelopment, and so many more. We support such organizations as DevCorp North, Rogers Park Community Council and others.

If you are interested in joining our organization or coming to one of our meetings to check us out, please contact Mary Jane Sacks at (773)743-7453. We would love to have your support.

## Jarvis Square on the Move – Several New Ventures are Attracted to New Complex on Jarvis

Things are beginning to roll for Jarvis Square, Dan Sullivan’s complex of stores and services on the corner of Jarvis and Greenview. Besides, the Irish Bar, **Poitin Stil**, (see Fall/Winter issue of *The Builder*) several new restaurants and services have been opened to give the square new life.

For example, **Rogers Bark** offers good news for owners of cats and dogs in Rogers Park. No longer will pet owners be required to travel to Evanston, Edgewater and other points beyond Rogers Park, for the community has a new pet grooming service which opened last December at 1447 W. Jarvis.

According to the owner, Susie Ryerson, the business, which is a key part of Dan Sullivan’s Jarvis Square complex, offers a full grooming service, including haircutting, teeth brushing, and nail trimming. And it’s open from 9 to 5 on Tuesday, Wednesday, Friday and Saturday and from 9 to 7 on Thursday. The service is closed on Sunday and Monday.

**Gruppo di Amici** is a new Italian restaurant at 1508 W. Jarvis which opened in early June. According to one of the two owners, Lori Aldrete, Gruppo di Amici translated loosely means circle of friends. Besides a knockout brick pizza oven, the restaurant will offer a full menu of pastas and Italian desserts such as Tiramisu and Gelato, as well as appetizers, salads and a full bar offering a variety of wines, among others, to complement the meal. Pizzas offer a wide range of toppings such as mozzarella, tomato and basil, mushrooms and prosciutto di parma and four cheese pizza.

Another occupant of Dan Sullivan’s revitalization of the Jarvis and Greenview corner is **Side Project**, a new Rogers Park Theater. According to the director, Adam Webster, the troupe will specialize in modern plays which have not been produced locally.

The theater, which occupies the site of the former **Don’s Coffee Shop** at 1441 W. Jarvis, will operate on weekends, from Thursday through Sunday. It plans to produce four to five plays a year and hopes to rent out space to other troupes to keep the theater going the year-round. For now, Webster is concentrating on rounding the theater into shape and in engaging actors to fill the casts of the plays to be presented. The box office telephone is (773)973-2150.

Finally, Dan reports, two new businesses are now open in Jarvis Square. **Charmers Café** is the new coffee shop at 1500 W. Jarvis. It features coffee from local roaster, **Metropolis**, excellent teas and pastries. It is open for business from 6 a.m. to 8 p.m., except for early closing at 10 a.m. on Tuesday, and on Sunday at 6 p.m.

The **Dagel and Beli Shop** is the new sandwich shop, says Dan, at 7406 N. Greenview, featuring a very special and satisfying way to eat a bagel sandwich – steamed. “We also sell meats and cheeses, deli-style for takeout,” says owner Dan. It is open from 9 a.m. to 8 p.m. daily except for Tuesday when it will be closed, and from 9 a.m. to 6 p.m. on Sunday.

# Meet the CIC • Pooled Risk Lender Zeroes in on Multi-Family Rehab in Low-Income Areas

*CIC (Community Investment Corporation) is a pooled risk mortgage lender specializing in multi-family rehab in lower-income neighborhoods. Since 1984, CIC has made 1,325 loans totaling \$745 million for the rehab of 36,000 units of quality affordable housing for about 110,000 Chicago area residents. In the article which follows, John Pritscher, CIC chief executive officer, discusses how CIC relates to Rogers Park residents, apartment building owners, and developers.*

**Builder:** Please explain what you mean by the terminology, “pooled risk mortgage lender specializing in multi-family rehab in lower income neighborhoods.”

**Pritscher:** Since 50 banks pool their money in CIC, we are able to take risks that individual banks might not take. For example, this allows us to work with communities to take on targeted tougher areas and to provide the loan structure needed to get rehab going. We specialize in financing rental properties of six units or larger with the average being about thirty units.

**Builder:** What are the qualifications to receive a loan from CIC?

**Pritscher:** Normally, our loans are for rehabilitation. Most of our loans are 80 percent of appraised value, but we can go beyond that where the debt coverage is 1.15 or when the loan is for a quick acquisition before a formal appraisal or a detailed rehab write-up. We can at times work in areas targeted by various groups such as the Rogers Park Community Council and the Rogers Park Builders Group back in the late 90s and the early 2000s, when we targeted three areas on both sides of Fargo from Howard to Rogers; Morse, Farwell and Lunt from Clark to the El, and north to Howard. We did 90 percent of value in loans to attract good rehabber-owners. Our biggest obstacle in recent years, especially in Rogers Park, is that the acquisition prices have gotten so high, because of the condo boom. This means that many loans have not worked with the debt coverage provided by rental income.

**Builder:** How many loans did you make altogether last year, and of those, how many were for Rogers Park properties?

**Pritscher:** Last year we did 100 loans, but only one in Rogers Park for two reasons: First, because of the work of the Builders Group and in part due to our efforts, most buildings no longer need rehab. They are in better condition. Secondly, due to the high acquisition prices in Rogers Park for rental buildings. CIC lends mainly on rental properties, not on condo developments.

**Builder:** Do apartment buildings which receive CIC loans have to qualify on what might be termed “affordable properties?”

**Pritscher:** Not really. They have to need rehab in general or to be transferred from someone who was not handling the property properly to someone who we believe will do the job. Ordinarily, our loans are made to properties where the rents are affordable to middle and moderate income households. Unfortunately, affordable is a word that scares many people off, but what it really means are normal rents for the neighborhood, but not luxury rents. In 1998 and 1999 we did 15 and 16 loans per year covering almost a thousand Rogers Park dwelling units. And that helped address some of the tougher neighborhoods at the time.

Part of CIC’s mission is also to help finance our owner rehabbers to help them to succeed. We will help to refinance buildings that have appreciated in value to get cash for your next building or to do more work on your current ones. Some of the Builders Group members that we are now working with are working in other neighborhoods as well where the acquisition prices are lower.

**Builder:** You also do a lot of property management training also, do you not?

*John Pritscher, CIC (Community Investment Corporation) chief executive officer.*



**Pritscher:** Last year, 845 people took 35 CIC property training courses. For instance we had one at 7320 N.

Sheridan, at the Natalie Salmon House on June 5 to June 8, four nights in a row, and in October, on a Saturday, we are going to put on an eight-hour “Basics of Property Management” course, probably at Loyola University.

**Builder:** Do owners of large rental units which might qualify for CIC loans qualify for loans from other banks or is CIC their main recourse?

**Pritscher:** One of the things that we do is to help show the way for banks to lend successfully in all areas. Today we compete with our banks, but most still do not do rehab related loans. CIC made loans north of Howard Street when it was really tough to do so and on Farwell and Morse and on Fargo as well, when things were tougher. We’ve shown the way in offering loans to properties requiring rehabilitation and we’ve helped in a lot of adjoining communities. For example, in Edgewater, we did most of the loans on a lot of vacant buildings when there were an abundance of them on Winthrop and Kenmore. We did almost all of the loans there at that time. Improving that neighborhood helped to strengthen Rogers Park as well.

**Builder:** As to future relations with Rogers Park and the CIC, what do you see?

**Pritscher:** In the near future, CIC is working with the City of Chicago on administering a matching grant program for the Devon-Sheridan TIF. Also, I am concerned that there might be buildings where people overpaid and perhaps financed on aggressive terms, or where they put in little cash on adjustable loans with the hope that these properties would go condo. These owners will need to sell their buildings, and they might not be putting any money into them in the interim. We will do whatever we can with the support of the Builders Group and the Community Council on any neighborhood housing issues. If there’s a need to retarget some of the areas that we targeted before to come up with special programs or to target larger buildings, we would be happy to do so.

And third, we’re working closely with the City on restructuring the Chicago Equity Fund Buildings to be resold on a competitive basis. The RFQ-bids will be based primarily on the ability of the bidder to effectively attain the original objectives of the building.

In addition there are some “troubled buildings” that are officially identified by the City as troubled buildings. There’s at least four such buildings that we’re working through the Housing Court system with the Community Council and one is a condo scam building, similar to what was done a few years ago by Kakvand. CIC worked with the Builders Group and the Community Council in getting a good receiver and owners into those buildings.

In short, we would be happy to work with the Builders Group about what might be needed to address problems in the future and we have increased flexibility in our program to permit us to do this. And we could for example see to it that if someone paid too much for a building, that someone else could make it work. Also, we would be happy to work with owners on loans – especially rehab loans.

**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**

- Marty Max, President
- Tina Winger, Vice President
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- Dan Dooly, Chairman-Website Development
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- Terry Sacks, Writer/Editor



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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  
 Rogers Park Builders Group  
 1708 W. Jarvis Avenue • Chicago, IL 60626  
 Phone/Fax: (773)743-7453  
 e-mail: rpbg@rogerspark.com  
 Website: www.rpbg.org

**Former Angus Restaurant is Headquarters of New Community First-Chicago Bank**

Community First Bank-Chicago reports that they are open for business. The former Angus Building at 7555 N. Western, has been demolished for operations with construction scheduled to begin soon on the bank's permanent Prairie style building with a three-lane drive thru.

According to Daniel Starzyk, RPBG director and senior lending officer and senior vice president, Bulley & Andrews, LLC, is the new bank's general contractor and the architects are Myesfski Cook, Inc. Says Starzyk, the bank hopes to be occupying its new home by the end of the year. Its features include drive thru lanes, round the clock ATM facilities, a large community room and ample parking.

While awaiting the move into its new home, the bank is working out of temporary facilities at 7425 N. Western and offers excellent rates on CDs, money market accounts, passbook and statement savings accounts. In addition it offers free 24-hour daily ATM access, free telephone and online banking service, and various free checking and checking with interest options.

**Heineman on Round-the-Lake Kayaking Adventure**

Builders Group Treasurer Tom Heineman, 57, is in the midst of a kayaking trip around Lake Michigan as we go to press. To his knowledge, no one else has ever done this.

Heineman departed June 11th from the Lincoln Park Boat Club, where he is a sea kayak instructor. He is planning on averaging 20 miles a day and finishing 830 miles in a little over 40 days.

Heineman is an American Canoe Association certified kayak instructor, as well as a swim coach at Von Steuben High School.