

# ROGERS PARK BUILDER

SUMMER 2005

www.rpbg.org

## Real Estate Pros See Continued Growth in Rogers Park Market

Can values of multi-family properties go any higher in the near future? What are the prospects of the bubble's bursting in the near future? *The Builder* brought these questions recently to a panel of outstanding real estate brokers of multi-family properties, all of whom are RPBG Directors and specialize in representing buyers and sellers in Rogers Park.

**Estella Kiser, Kiser Group** "I don't think the price levels in Rogers Park real estate are at incredibly high levels." She points out that the community has experienced high appreciation in recent years, but "that it's been consistent with what the market will bear."

"As other lakeside communities have become more expensive, people are moving north and are finding property in Rogers Park." She credits low interest rates as being a significant factor in appreciation in Rogers Park, particularly in the past two years. This has caused prices to rise and values of apartment buildings that can be converted to condos to increase significantly. Bear in mind, she says, that many condos are still affordable to residents who are better off owning a unit than renting at basically the same level.

While appreciation for housing and multi-family properties has begun to slow, she sees no decrease in values, short of an economic crisis. Demand for condos and homes remains steady, even with the increase in interest rates, but demand is not as strong as it was a year ago.

As for rental buildings, vacancy rates have come down, concessions for the most part have gone away and expenses, while they continue to increase each year, are not as great as we have experienced over the last few years. Job growth will have impact and there are now fewer actual buildings in Rogers Park from which renters can choose.

**Steve Livaditis, Marcus & Millichap** As Steve puts it, "Buyers believe we are actually at the bottom of the real estate market bubble, not the top." During the past four years, high vacancy rates and increased operating expenses says Steve, have led to "a net operating income erosion." This has been brought on by high vacancy rates and increased operating expenses.

But in the past year, Steve explains, we have seen the impact of job formation starting to 'swing in.' "Roommates who formerly shared apartments, are now parting and renting their own apartments."

Steve points to one positive factor as the prime rental age, from 20 to 29 years old. "In the past five years, parts of this group have shrunk, but during the next ten years or so, all segments will grow."

There will be, as he puts it, a "positive economic boom" for prime renters. He points to the rental pool which has grown appreciably and to interest rates which are fairly stable at five-and-a half to seven percent.

"2004 was a record breaker for both Rogers Park and for the rest of the city," he notes, adding that 55 apartment buildings of 22 or more units were sold at a grand total of \$125 million.

Further, he points out, "2003 saw the average sale price of large multi-unit apartment building at \$75,000 per unit." In 2004, the price per unit increased to \$79,000 and so far, in the first four months of 2005, the price per unit has been \$87,000. "There is no doubt that the multi-unit apartment building is strong and will remain so for at least the next decade." Alternative investments, such as

*(continued on page 2)*

## Housing Commissioner Addresses Participants at Joint EUBA, RPBG Event

An overflow crowd of more than 100 was attracted to the Seventh Annual Networking reception of the Edgewater Uptown Builders Association (EUBA) and the Rogers Park Builders Group held at South Restaurant on Broadway last month.

There the assemblage was wined and dined and heard the comments of Jack Markowski, Housing Commissioner of the City of Chicago. In addressing the group Markowski stressed that his department is not to be confused with the CHA (Chicago Housing Authority) or the Building Department, nor does it give out permits. Its primary objective, he said, is to create "affordable housing" for low-income groups and families. By low income, he was referring, for example, to four-person families with incomes of less than \$37,000 per year.

In 1992, Markowski joined the City's Department of Housing, where he has served as Commissioner since 1999. Markowski oversees the expenditure of some \$300 million annually in support of affordable housing devel-

opment. He noted that one of his first actions in office was to work with the CIC (Community Investment Corporation) to supply single family mortgages. Over the years, he said, the department has offered its assistance in the rehab of some 100,000 units, about one of every ten units in the city.



*Jack Markowski, City Housing Commissioner, addressed assemblage at the joint EUBA-RPBG networking event held in June. The event raised nearly \$2,000 for "Alternatives, Inc." which offers, among others, youth programming in collaboration with the Howard Area Community Center.*

On Bryn Mawr Avenue, he pointed to the city's collaboration with developer Peter Holsten, where they renovated

*(continued on page 4)*



## Osterman Heartened by Response to Summer Jobs for Teens Program

“Doing great” is the way State Representative Harry Osterman (14th) characterized his Summer Jobs for Youth Program, also known as “RP YES.” He noted that of the 200 or so high school youths enlisted in the program to date, about 130 have completed their training and he and his associates are now going full force in matching the skills of the youngsters to the needs of employers.

“The response from Rogers Park and throughout the city has been just great,” he commented, adding that he and others involved in the program, including State Senator Carol Ronen and Cook County Commissioner Larry Suffredin, with the assistance of Alderman Joe Moore, are very much encouraged by the response. The program, which will run through September 15, is aimed at training and placing 300 Rogers Park youths in jobs, which not only will give bored youth something to do, but will enhance their own self-esteem by giving them job experience and some money in their pockets as well.

“This program is being closely watched by agencies throughout the city and may well serve as a model for other similar programs to be initiated over the next few years,” said Osterman. For additional information, readers are urged to contact Community Liaison, Katie Hogan at Representative Osterman, Suffredin and Ronen’s Rogers Park Constituents Office, at (773)274-2003.

## New Lakefront Condos Offer Unique Parking Solution

Nate Jarvinen, of Capstone Partners, LLC, and architect Mike Realmuto have created a bold and scenic solution to severely limited parking on the 1200 block of Sherwin Avenue. Thirty-two legal parking spaces serve the needs of residents of more than 200 rental and condominium apartments on the block. Jarvinen and Haag, developers of the Breakers Condominium at 1200 Sherwin, are adding a 25-car parking garage on the lakefront side of the property with a veranda on top of garage, which is in the process of being built, for the use and enjoyment of condo owners.

The original 50-unit rental building has been reconfigured into 28 luxury condominiums, 16 of which are sold, four of which are under contract, and five units remain to be gutted and sold. Units are selling for \$400 per square foot, including garage parking.

Construction is currently underway to excavate the garage from the building’s private beach area. The \$1.4 million project will add 25 indoor garage parking spots, four of which will feature tandem parking. Access to the facility will be from Sherwin through the driveway approaching the garage.



Workmen install caissons as foundation of the 25-unit indoor parking garage at 1200 W. Sherwin. The project is being completed by the developer, Nate Jarvinen, for owners of the condo units, to help relieve the parking congestion in the area.

(“Real Estate Pros” continued from cover)

stocks and bonds, are not even close, he says, adding that nothing offers the return on investments as real estate.

**Al Goldberg, Hallmark & Johnson** “Real estate values are high,” says Al. “They are high in Rogers Park and high all over the city.” He attributes this rise to low interest rates and to investors who see real estate as more desirable than alternative investments. But he adds, “You never know when the market will turn.” Investors must use, as he puts it “basic prudent investment strategy. You must identify your investment goal. For example, do you want a building for long-term return or short term hold or do you want to develop added value and/or convert to condos?”

In the past several years, Al explains, the Rogers Park market has seen strong growth in the residential condo sector and this will continue because of low interest rates and the relative price points of Rogers Park condos compared to other lakefront communities.

In the future, he says, “we look forward to a strong growth in the retail districts because there is a demand for goods, services, and restaurants generated by the growth and disposable income resulting from the growth of the residential community.”

## Steve Livaditis: Dynamic Real Estate Professional Parlays His Efforts into Success

Steve is a graduate of DePaul University where he earned his Bachelor of Science degree in marketing and finance. He is presently active in retail development outside of Marcus & Millichap, and is part owner of three restaurants both in Chicago and in Florida. His exact title is senior investment associate, and he specializes in the purchase and sale of multi-family rental properties of 22 or more units, most of them in Rogers Park. His philosophy of work is “not to be transactional but rather to build a lifetime relationship of trust and respect with your clients.”

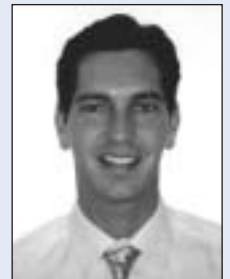
Steve proudly points out that his firm has made more multi-family deals than any other broker in the entire city and they are one of the top real estate brokerage firms in the nation.

A graduate of DePaul University where he received his bachelor of science degree in marketing and finance, he is presently active in retail development outside of Marcus & Millichap, and is part-owner of three restaurants both in Chicago and out of town.

He joined the Builders Group in 1996 and is a stalwart believer in its mission to make Rogers Park a destination community. He noted that the RPBG has been one of the foremost real estate builders groups in the city of Chicago.

Steve’s hobbies are motoring (he was a dedicated motorcycle racer in his youth) and tournament backgammon at which he is a past master. One of his proudest professional accomplishments occurred three summers ago when he participated in a West Virginia white water rafting expedition with other RPBG members without falling out of the raft!

Steve is married and resides in Glenview with his wife and four-year-old son, who, he proudly exclaims, are his top priorities.



# New Developments Announced by RPBG Directors

## PRATT PARK PLACE CONDOS 1242 PRATT AVENUE

Camelot Realty announces two sparkling new conversions, the first at 1242 Pratt from \$239,900. A nine-flat with two-bedroom, two-bath units with all of the bells and whistles, and then some. Parking available starting at \$15,000 additional. Fall delivery 2005. For more information contact Rich Aronson at (773)465-2000.

## MASTER RENOVATIONS 2022 ESTES

This conversion SF at 2022 Estes is priced at \$699,900 and boasts these great features: five bedroom, three-and-a-half baths, granite/stainless/maple island kitchen, huge master bath with double bowl vanities, steam shower and separate Jacuzzi tub, wrapped in stone/marble. Three-sided fireplace separating the living/dining room and kitchen, stone/hardwood foyer, huge outdoors deck, partially covered, enormous 40' x 170' foot lot, two-car brick garage, two-car sidedrive out front. Only two blocks from Metra. For more information contact Rich Aronson at (773)465-2000.

## FARVUE CONDOMINIUM FARGO & GREENVIEW

Twenty-one unit vintage beauty fully rehabbed on one of the prettiest tree lined streets in Rogers Park. The latest Creative Designs offering will be ready for market this summer. Elegant and spacious floor plans will feature triple crown molding and base millwork. Barrel ceilings in the formal dining room and spacious bedrooms with loads of sunlight. Grand proportioned living rooms with ornate fireplaces. Special floor plans with a fresh look for your discriminating buyers. All two-bedroom/two-bath units, 1400-1700 sq. ft. starting at \$290,000. Steps to lake and transportation. For additional information, call Sharon Kozak/Gayle Alexander, Coldwell Banker, (847)326-8044 or (847)316-8018 for a sneak preview.

## NORTH POINT LOFTS 7510 N. DAMEN

One-bedroom plus den and two-bedroom plus den. Soft style units with lofty ceilings, open floor plans, exposed brick, unique gas fireplaces, Italian kitchen cabinets with optional granite or concrete countertops, stainless steel appliances, individual heat & air, whirlpool tubs, marble or mosaic tile baths, laundry in unit plus balconies. Top floors have skylights. Pre-construction prices start at \$164,900 for one-bedrooms and \$189,900 for two-bedrooms. Another fine development by Mirro Development. For information, contact Connie Abels, RE/MAX NorthCoast at (773)262-2820 or [www.rogersparklofts.com](http://www.rogersparklofts.com)

## EDGEMOOR GARDENS 6415 N. DAMEN

Two-bedroom/one-bath, two-bedroom/two-bath & three-bedroom/two-bath units. Gorgeous and spacious units with eat-in kitchens, cherry cabinets, granite countertops, stainless appliances, hardwood floors, gas fireplaces, individual heat/air, laundry in unit, marble master baths, whirlpool tubs, great closet space, and fabulous glass balconies or patios. Units include one parking place. Pre-construction prices start at \$199,000. Another fine property by Mirro Development. For information, contact Connie Abels, RE/MAX NorthCoast at (773)262-2820 or [www.edgemoorgardens.com](http://www.edgemoorgardens.com).

## SEELEY TERRACE 7463 N. SEELEY

Two-bedroom/one-bath, two-bedroom/two-bath. Open floorplans, exposed brick, great kitchens, maple or cherry cabinets, granite countertops, stainless appliances, laundry in unit, individual heat/air, hardwood floors, whirlpool tubs, marble baths. Each unit has open front terrace. Prices from \$220,000. A Greenlight Development. For information, contact Connie Abels, RE/MAX NorthCoast at (773)262-2820 or [www.rogersparkcondos.com](http://www.rogersparkcondos.com).

## BELLA VITA CONDOMINIUM GREENLEAF & PAULINA

Stately vintage corner building a block east of Metra. Fourteen floorplans to choose from. Two-bedroom/one and two-bath units ready for delivery. Ibrahim Shihadeh, of Creative Designs, offers its signature design elements. Exposed brick soft loft floorplans feature 9-11 ft. ceilings, exposed structural beams, Italian kitchen & bath cabinets with glass door accents and luxury showers, all with outdoor decks. Prices range from \$194,000 to \$285,000. Limited deeded parking available at \$18,000.



**Bella Vita West**, a quaint three-unit fully rehabbed building that feels like single family living. two/three-bedroom/two-bath plus den. Natural cherry flooring and 9-11 ft. ceilings. Prices from \$279,000-\$355,000. For additional information contact Sharon Kozak/Gayle Alexander, Coldwell Banker, (847)316-8044 or (847)316-8018, or logon to [bellavitacondos.com](http://bellavitacondos.com).

## LAKEWOOD COURT CONDOS 6906-12 N. LAKEWOOD

A stately 1920's building with 24 luxury residences located in vibrant, sought after Loyola Park neighborhood. These stunning two-three-bedrooms/two-bath simplex and duplex homes offer fabulous floor plans, each with dramatic nine foot ceilings, master bedroom, and separate dining area. Exquisite attention to detail, including grand arches and columns, crown molding, and dramatic tray ceilings. They also offer undeniable upgrades including granite kitchens, stainless steel appliances and 42-inch maple cabinetry; luxury whirlpool bathrooms with natural stone flooring; new hardwood floors, gas fireplace, washer-dryer hookups, generous closet space, plus additional basement storage. Prices starting at \$229,900 to \$299,900. For information contact Michelle Browne at (773)604-7111.

## CASTLE MANOR CONDOS 7062-78 N. WOLCOTT

This is an architecturally significant yellow brick corner building reminiscent of an early 20th century English country estate. These fully rehabbed palaces blend vintage charm and elegance. They offer modern amenities including, chef's kitchens with oversized maple cabinetry, granite countertops and stainless steel appliances, central air and heat, and washer/dryer hookups. Ninety-percent were sold in two short months. Only three two-bedroom/two-bath units remain starting at \$234,900. For information, contact Michelle Browne at (773)604-7111.

## BIRCHWOOD BEACH CONDOS 1421-29 W. BIRCHWOOD

An elegant 1920s architectural gem with 28 luxury residences. The most beautiful building in Rogers Park boasts absolutely over-the-top finishes. Six 1200 sq. ft two-bedroom/two-bath units priced from \$264,900 to \$274,900; two 907 sq. ft two-bedroom/gardens priced at \$169,900; six 920 sq. ft two-bedroom/one-bath units from \$199,900 to \$209,900; twelve two-bedroom units, 870-900 sq. ft from \$199,000 to \$219,900, and two two-bedroom/two-bath gardens at \$199,900. The first closings for phase one are scheduled for this month. For information, contact Michelle Browne at (773)604-7111.

## THE ESTES-NORTH SHORE CONDOS 1323-1350 W. ESTES

A beautiful, turn-of-the-century red brick courtyard building only steps from Lake Michigan. These 43 rehabbed homes retain the vintage charm of yesterday while offering modern amenities. Standard features include central air/heat, separate eating areas, romantic fireplaces, and chef's kitchens with 42-inch cabinetry, granite counters and stainless steel appliances. Six 1200 sq.ft two-bedroom/two-bath units starting from \$224,900 and forty 750 sq.ft. one-bedroom units from \$139,900. Of 42 units, 12 one-bedroom and three two-bedroom/two-bath units remain. For information, contact Michelle Browne at (773)604-7111.

## Nuts and Bolts of Zoning Changes

Zoning changes require a long process and may or may not go the developer's way... The developer of the nine unit building was happy. He had appeared before Alderman Moore's 49th Ward Zoning and Land Use Committee and had had his request for a change in the zoning for that area approved, from a lot allowing 8.6 units to 9 units, referred to as an exception. This is a relatively minor change in the zoning. Other changes of a more major nature are called variances and zoning changes.

All classes of changes are referred to the Alderman's zoning advisory committee for their hearing and decision. In almost all cases – Alderman Moore estimates in well over 90 percent of the cases – he goes along with the committee recommendations. But the final decision, he emphasizes, is his. Case in point, the Dubin Residential's Emerson Pointe townhouse development, at the Northeast corner of Damen and Rogers, had to be rezoned from commercial to residential before it could be built.

The Committee, which meets monthly, is comprised of a cross section of community organizations – businessmen, developers (including representatives of the RPBG), and neighborhood residents. Changes sought can be to expand the floor area ratio, the size of the units to be built or the number of units to be built.

According to Alderman Moore the emphasis today is what he termed downsizing of the area to prevent a developer from obtaining a zoning change which would allow him to increase the number of units in a given lot. For example, to prevent the demolition of a single family home on a lot to be replaced by six-unit property.

Is that the end of the zoning change process? Not quite. From the Alderman and his zoning advisory committee, the requested change goes to the Metropolitan Planning Committee for their input and from there to the city Zoning Administrator for his input and from there to the City Council Zoning Committee. If approved, it must then pass muster by the entire city council, a mere formality in almost all cases, which Alderman Moore called the Alderman's prerogative.

Alderman Moore indicated that the Advisory Committee is currently wrestling with the job of remapping the zoning for the entire ward, which he anticipates will last at least through summer. At that point the ward will be split into four areas, and hearings will be held at each to allow residents input into suggested zoning changes. "In this way the zoning will represent what 49th ward residents want and not what some bureaucrats downtown feel that we need," said Joe Moore.

(*Jack Markowski* continued from Cover)

nearly 400 units in the Belle Shore and Bryn Mawr Hotels. In the deals the city invested some \$33 million to produce low-income and moderate income housing. Furthermore, he said, in Uptown, the Housing department helped developers refurbish lakefront SROs (single room occupancy) units in formerly deteriorating buildings. "This created a real challenge for builders, but our success in refurbishing this type of housing stock helped address a real housing need." In the past nine years, the Department has provided over \$2 billion to support the development and preservation of some 90,000 affordable housing units. Among its numerous activities the Housing Department works with builders to create low priced condos of \$100,000 per unit by offering builders tax credits. The department also oversees allocation of more than \$7 million to help some 2,000 low income households, representing 32,000 persons, to rent apartments.

## PRESIDENT'S MESSAGE

## As I See It...

by Mike Glasser  
President, Rogers Park Builders Group



### It's Not Easy Being Green... But Maybe It's Worth It

At our May meeting, the Builders Group conducted a tour of George and Susan Sullivan's house on North Ashland, a "Green House" renovation designed by local architect Michael J. Realmuto, which was the subject of a front-page *Reader* article earlier this year. George and Susan decided to construct an environmentally sound building (three-flat) as possible, and after years of effort, their building, which has received an Energy Star designation, now utilizes less than a tenth the amount of energy as comparable "non green" buildings around the city.

A week or so after the meeting, over lunch (a green salad, of course) George explained to me the various incentives – financing, tax breaks and now an expedited permit process available to developers who pursue the Energy Star designation. Imagine this: those who attain a large scale energy savings may even be able to produce marketable security instruments, pollution credits, called Green Tags, that they can sell on a commodities market (large scale polluters are required to buy them), generating a source of cash flow. In addition George pointed out that buyers of condo units want the benefits of green units: clean air and lower utility costs, and are willing to pay considerably more to get them. I was so intrigued by this that two weeks later I accepted George's invitation to attend a Green Drink event, sponsored by Foresight Design Initiative.

During the first panel discussion, entitled "How to Gain a Green Office Environment," one panelist described with pride (and at length) how she convinced her office to convert from the disposable bathroom towels in their office bathroom to an air dryer. My eyes drooped shut and my head nodded forward.

The evening's tone changed dramatically during the break, when, while I was speaking with George (and plotting a graceful departure), a guest grabbed the microphone. George told me that the speaker was renowned environmentalist L. Hunter Lovins, a true hero among the green movement. Her present company is called Natural Capitalism, Inc. [www.natcapinc.com](http://www.natcapinc.com). The few words she offered made me realize the world is beset with problems that we in the development community cannot ignore.

"I have distressing news," she said. She then described in stark terms the problems regarding the deterioration of the ozone layer and global warming – serious ecological issues that will deeply impact our children's lives. She described how we have a short window of time to address these problems and that we all must become familiar with and try to incorporate the concept of "sustainability," that we not waste energy, and strive to reuse what we have.

After hearing her speech, I came to two sober and depressing realizations: first, forget trading in my SUV with a less fuel efficient (yet cooler) model, and more seriously that with their development on North Ashland Avenue, George and Susan Sullivan are ahead of their time. The techniques and processes that they are utilizing to "build green" are vitally important. Every responsible developer should learn about the incentives being offered by local, state, and federal government, and realize the financial benefits let alone the personal gratification, that one can glean by going green. Not only is green construction a new niche that every developer should consider pursuing, but if these prognostications are correct, "going green" must be a commonplace way to build and renovate property.

How to get started? Consider attending a monthly Green Drinks event, [www.foresightdesign.org/greendrinks](http://www.foresightdesign.org/greendrinks) or do some research about the Energy Star designation and its benefits. For more information about this designation, check out George Sullivan's website [www.ecosmartbuilding.com](http://www.ecosmartbuilding.com) or call him at (773)230-4462.

# How to Rate a Five-Star Energy Rating in One Easy Lesson

You walk into the first floor garage roof of George and Susan Sullivan's three-story apartment building on the 7700 block of North Ashland and it's like magic. You enter a world bursting with trees, shrubs, plants and flowers of every kind – a majority native to Illinois. It's part of the Sullivans' plan to convert the dilapidated structure, which they bought in 1994, to one rating the highest award of the EPA (Environmental Pollution Agency): Energy star plus and the USGBC (Green Building Council): LEED certification Platinum level, an effort which is nearly complete. To find out how the Sullivans achieved this highly vaunted rating, **The Builder** recently spent some time with them and the results of this conversation follow.

**The Builder:** What do they mean by a "green home" or building, anyhow?

**Susan Sullivan:** One in which the owners have done everything they can to conserve energy and to cut down on pollution. In other words, to create a property which is environmentally friendly.

**The Builder:** How many others have achieved this rating?

**George Sullivan:** There are about nine other developers in Illinois and only one in the Chicago area – the Center for Green Technology. Our building is the first five-star Energy Star rating on a gut rehab of an existing building. Currently, I'm involved in another project that is composed of 60 condo units and one story of commercial space which has received an Energy Star rating as well as a favorable LEED rating (gold). Forty percent of these condo units have been pre-sold and closed on the announcement of the project.



Surrounded by some of the plants and flowers dotting the rooftop garage of their three-story apartment building on North Ashland are Susan and George Sullivan. The Sullivans won a five-star energy rating from the federal EPA department for their fine efforts in converting the building into an energy saving, environmentally friendly structure.

**George Sullivan:** After the building shell was done, we installed highly efficient equipment for our heating, cooling, lighting and appliances. We also added passive solar heating and cooling elements, which reduced our energy consumption for the building even further.

**The Builder:** We understand that it's cost you something like \$1 million to make all of the improvements you have to date. How do you ever expect to get back your investment?

**George Sullivan:** That's true. But the cost of the energy improvements was about \$300,000. Our units can expect to receive 14 to 15 percent higher rents, as well as sales value, over standard construction. The reduced operating cost makes it more valuable to anyone who lives here. The building saves \$16,000 in energy cost annually.

**The Builder:** We understand that there are certain tax and incentives involved in undertaking an energy conversion such as yours?

**George Sullivan:** Right. There are a number of them. Besides the incentive of reduced energy cost, there is also a \$2,000 annual federal tax deduction for 30 years, a property tax savings of about 67 percent for 30 years, as well as pollution credit sales which realize an additional \$7,000-10,000 per year in income. In total that's about \$27,000-30,000 annual income before any rental income. There are not only incentives for developers, there are incentives for home buyers as well. Green mortgages are now available which offer incentives such as no points, less down, no PMI, larger mortgage, etc. to buyers of Energy Star rated homes or condos.

## Attorney Updates Landlords on Laws Pertaining to Section 8 Program

At its April meeting, the RBPBG heard a presentation regarding a proposed state law that would make it illegal throughout the State of Illinois for landlords to discriminate against prospective tenants using Section 8 vouchers.

Attorney Denise DeBelle, who serves as an Associate Member of the group, told members of the Builders Group at a recent Board Meeting that irrespective of whether or not the proposed state law passes (it didn't), it is already illegal for landlords who own property in Chicago to use income as a criteria to reject a prospective Section 8 tenant. The Chicago Human Relations Ordinance specifically prohibits discrimination based on many factors, one of them being "source of income," which is defined in the ordinance as "the lawful manner by which an individual supports himself or herself."

The logic behind the City ordinance is that if a tenant has a certain amount of income guaranteed via his or her Section 8 certificate, then a landlord cannot reject that tenant based on the criteria of insufficient income.

Ms. DeBelle, who has experience representing both landlords and tenants in discrimination cases, recognizes that landlords often claim that they have many reasons for not wanting Section 8 tenants. Some argue that CHAC, the

agency administering the program, poses unduly tough inspection criteria. Others suggest that they have a right to not be burdened by the bureaucratic obstacles presented by dealing with an agency, some of which might delay receipt of checks. Yet, several RBPBG members who have Section 8 tenants observed that those type of problems are "in the past" and that they are quite pleased with the way CHAC presently administers the program.

As to landlords who still are reluctant about participating in the program, DeBelle pointed out that under the Chicago ordinance, landlords cannot categorically reject tenants if the tenant's requested rent level is within the rental range offered by the landlord. The only exception, she said, in rejecting tenants with Section 8 vouchers are those who cannot meet the landlord's standards for credit or for housekeeping requirements – standards that must be uniformly and consistently maintained for all prospective tenants – market rate and subsidized. The key, says DeBelle, is that the Chicago ordinance prevents a landlord from intending to discriminate because someone has a public subsidy as their source of income instead of a job.

Landlords with questions may contact DeBelle at (773)856-6496, or call William Riley at CHAC (312)986-9400 (x4528)

## 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.

- Terry Sacks, Writer/Editor
- Michael Wallis, Past President and Events Chair
- Paul Goguen, Founding President
- Carla Price, Chairman-Public Relations
- Tina Wingers, Chairman-Fundraising
- Laurene Huffman, Chairman-Outreach
- Tim Flentye, Chairman-Planning & Development
- Al Goldberg, Chairman-Arts
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- Steven B. Livaditis, Chairman-Membership
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## RPBG 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  
 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

## New Rogers Park Police Commander Discloses Plans for Community Security



You could say that the new Rogers Park Police Commander, Bruce Rottner, has paid his dues and then some. A 33-year veteran, Rottner has spent about 19 of those years in Rogers Park serving in various capacities. He has worked his way up through the ranks from patrolman to sergeant to lieutenant and captain and now to commander, and he knows the ins and outs of Rogers Park intimately.

He grew up in West Rogers Park, attended Clinton Elementary and Mather High School and finished at Northeastern Illinois with a degree in Social Psychology.

Besides receiving the Chicago Police Department's Superintendent's Award, he has received many department and community awards of recognition and serves as vice president of the Shomrim Society, an organization comprised of Jewish police officers. He has served as the president of the Chicago chapter three times.

Rottner is happy to return to a community filled with caring neighbors and businesses reflecting a multitude of backgrounds and experiences. "I am looking forward to working with this community and these officers again," is the way he puts it.

**Do you have a copy of the updated 12-page Rogers Park brochure?**

**Contact Mary Jane Sacks for a complimentary copy or for more information on acquiring more copies:**

**(773)743-7453 • rpbg@rogerspark.com**

**or visit [www.rpbg.org](http://www.rpbg.org) to print out an online version.**