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**gna** | **Chicago REALTORS**  
Good Neighbor Awards | 2008 WINNERS

# Good Neighbor Awards

## Thursday, May 21, 2009

Doubletree Hotel Chicago Magnificent Mile • 300 E. Ohio Street, Chicago, IL

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Chicago Association of REALTORS®

# Good Neighbor Awards

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# Welcome

Welcome to the Chicago Association of REALTORS® 2009 Good Neighbor Awards. In light of the challenging state of this year's market, we are even more proud to recognize and offer our congratulations to the extraordinary nominees making a positive impact in Chicago's neighborhoods.

This year, we judged a diverse group of new construction and renovation properties in the following categories: residential/multi-unit, mixed-use, and commercial. Many of this year's winners, whose properties ranged from salvaged historic single-family homes to new condominium complexes, were distinguished by their efforts to



blend in their respective neighborhoods. Several winners emphasized the benefits of "going green," while others renovated stigmatized properties under very unique circumstances, helping to cultivate and strengthen community pride.

On behalf of 13,500 C.A.R. members, thank you for your hard work and dedication. We appreciate each of your contributions to our wonderful city.

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**Thursday, June 4, 2009**



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Maggiano's | 516 North Clark St., Chicago | \$45.00 advance | \$55.00 onsite | Registration closes Friday, May 29, 2009

**Thursday, June 4, 2009** | 11:30 A.M. – 12:00 P.M. Networking | 12:00 P.M. – 1:30 P.M. Panel Session with Q&A

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*Our sincerest thanks to Paula Grantt,  
Diana Turowski, and the entire GNA committee.*



# Bruce Abrams Award

In 1999, the Chicago real estate community lost a great friend with the passing of Bruce Abrams, Founder & President of LR Development. His work throughout Chicago, the suburbs, and the country was extraordinary – whether it was new construction, entire developments, renovations, restorations, or conversions – he did it all, with class and style.

Under his leadership, numerous Chicago Association of REALTORS® Good Neighbor Awards were presented to LR Development, including:

Buckingham Place, 626 W. Buckingham  
Oakdale Manor, 434 W. Oakdale  
Roscoe Place, 733 W. Roscoe  
Single Family Residence at 2021 N. Magnolia  
Lakeview Lofts, 3201 N. Seminary  
Patterson Place Lofts, 627 W. Patterson  
1759 N. Sedgewick  
1340 North State Parkway  
Hotel St. Benedict Flats, 50 East Chicago  
Ontario Street Lofts, 411 West Ontario  
The Regent, 181 East Walton  
The Chandler, 33 East Bellevue  
Cinema Lofts, 1635 West Belmont  
1043 West School  
Sheridan Park Apartments, 4536 N. Magnolia  
Tower Lofts, 1601 West School  
The Marquise, 6133 North Kenmore  
The Mayfair, 189 East Lake Shore Dr.  
60 West Erie  
The Pearson, 250 East Pearson

The current leadership of LR Development (now Related Midwest) honors his legacy, demonstrated by the additional awards won since his passing. In 2000, the Chicago Association of REALTORS® created the Bruce Abrams Good Neighbor Award, which is bestowed upon only one Good Neighbor Award recipient each year for their exceptional work.

# Congratulations Benjamin Van Horne!

## The Greenline Condos - Woodlawn

6617 South Ingleside Avenue, Chicago

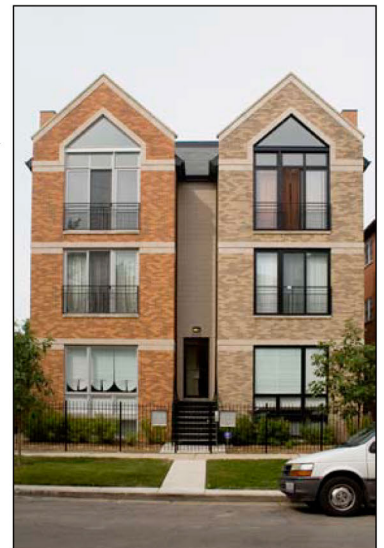


Category: Residential/Multi-Unit New Construction  
Nominator: J. Kirk Darling, @properties  
Owner: Benjamin Van Horne, Greenline Development, Inc.  
Contractor: Dan and Dale Mark, MPI Construction, Inc.  
Financing: Jim McGrogan, Lakeside Bank  
Architect: John Hanna, Hanna Architects  
Real Estate Agent: J. Kirk Darling, @properties

The Greenline Condos, this year's Bruce Abrams Award winner, has introduced a new model for affordable housing to Chicago's Woodlawn neighborhood. Located on the 6600 block of South Ingleside Avenue, the development consists of six new-construction condo buildings with a total of 37 units. The project was built in cooperation with the Department of Community Development, as part of the City Lots for City Living program, which allows applicants to purchase vacant City-owned land to develop affordable housing. Construction commenced in June of 2005.



The units, representing some of the highest quality condos at affordable prices in Chicagoland, are a departure from the look of affordable housing in the past. Featuring energy-efficient construction and details such as stainless steel appliances, Moen fixtures, and granite countertops, the condos redefine the traditional look of affordable housing. With Benjamin Van Horne at the helm, Greenline is committed to socially responsible development; providing home ownership opportunities, developing without displacing, and utilizing high-quality products are among the developer's initiatives. With just four units left to be sold, buyers have been receptive, and the community at large has welcomed the development with open arms.





# What makes a “Good Neighbor?”

The Chicago Association of REALTORS® (C.A.R.) Good Neighbor Awards were originally created in 1992 to encourage rehabilitation and redevelopment in the city’s North Side neighborhoods. Today, it has evolved into a showcase for ground-breaking rehabs and development throughout the nine-county Chicago metropolitan area, rewarding visionaries for “breaking the mold” and setting new standards of excellence.

The Good Neighbor Awards also recognize efforts to salvage historical properties, rescue architecturally significant buildings from the wrecking ball, and tackle stigmatized properties. Exceptional properties are nominated by real estate, construction, and development professionals as well as a number of public officials, such as City Aldermen. The nominations are evaluated by a committee of REALTORS® and industry peers, and the finest properties are selected.

Initially, the award was given to property owners whose property rehabs helped bring a positive impact to the surrounding neighborhood. Today, the award goes much farther – it recognizes those whose efforts go “above and beyond” their peers, conquering challenges and bringing innovative ideas to the marketplace.

The first office-to-residential conversion in Chicago’s Loop is a prime example of a past award recipient. The developer overcame numerous challenges with City Departments, neighboring buildings and the marketplace. Once a unique concept, it is now the standard bearer in downtown Chicago. Numerous other developers have expanded on this concept, which has ultimately created a community where one had never existed.

Other examples of past award winners include some of the first loft conversions of old, underutilized, abandoned industrial buildings that transformed an area referred to as “Skid Row” into a trendy neighborhood with restaurants, shops and nightlife called West Loop Gate.

The award has also been given for the restoration of historical properties and the salvation of architecturally significant buildings from the wrecking ball. A special award was given for the total restoration of a rare mansion located amidst an industrial area, which had formerly been one of Chicago’s elite neighborhoods. The area is also home to the church that Mary Todd Lincoln attended regularly when she returned to Chicago after President Lincoln’s assassination. In the shadows of one of the largest trade show centers in the world, is a jewel of a mansion, now being used as a fully functioning bed and breakfast.

The Good Neighbor Award has also been given for tackling stigmatized properties. An example is the condo conversion of a multi-unit rental property which was the scene of an arson fire that killed seven people. After much struggle and several attempts by other developers, it was finally re-developed, brought back on the tax rolls, and eliminated an eyesore within a residential community.

The Good Neighbor Award recognizes properties that offer unique amenities and bonus facilities, often strengthening community pride. For instance, the “Stamp Works” project faced an ugly, decrepit viaduct. To beautify the area, the developer worked in conjunction with local artists to paint murals on the viaduct, bringing beauty to this former blot on the landscape. In this case, as in many others, developers that seek and utilize input from the neighborhood organizations are given special consideration when judging the award.

Developers that take special care to “fit in” with the neighborhood also qualify for Good Neighbor Awards. This is especially true when new construction blends seamlessly with the details of turn-of-the-century buildings. In the case of 2002 Bruce Abrams award-winner, “Townhomes of Lakewood Balmoral,” is a property that matches so well with its neighbors, that it is hard to tell which is the new construction and which is over 100 years old.





## Residential/Multi-Unit New Construction

### 620-622 East 42<sup>nd</sup> Street, Chicago

Category: Residential/Multi-Unit New Construction

Nominator/Owner: Helen Nelson, Mansion View Development

Contractor: Helen Nelson, Mansion View Development

Financing: Stacy Lewis, Amcore Bank

Architect: Victor Drapszo, Red Architects

Real Estate Agent: Mary Jennings, Mansion View Real Estate

Situated on a unique block in Bronzeville, this property was originally two attached town homes that had been razed in the 1970's and subsequently filled with trash, drug paraphernalia, and abandoned cars. Despite the challenge of the smaller-than-average lot size (which made the homes narrower and shorter than most), these two, once dangerous and unsightly vacant lots, were transformed into homes that reflect the history and feel of the Bronzeville community. Copper façades and bronze house numbers are among the details that help the two houses blend seamlessly into the neighborhood.



### Revelation Pointe 1413 East 68<sup>th</sup> Street, Chicago

Category: Residential/Multi-Unit New Construction

Nominator: Linda Greene, Lucas Greene Associates, LLC

Owner: Eugene Love & Brenda Vance, Revelation Pointe LLC,  
[www.revelationpointe.net](http://www.revelationpointe.net)

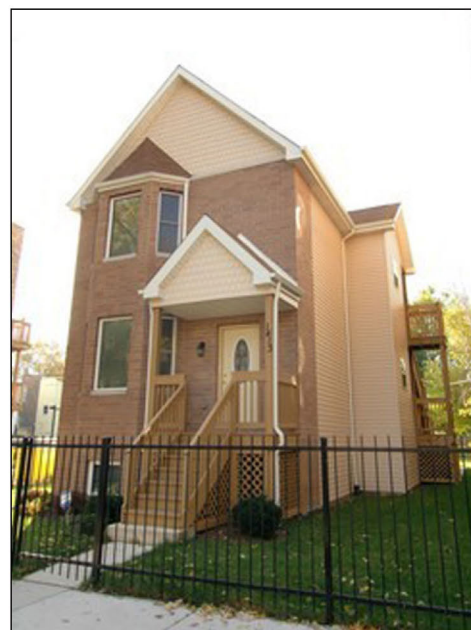
Contractor: Brenda L. Vance, Vance and Vance Enterprises Ltd.

Financing: Claudio Ricci, Hyde Park Bank

Architect: Edward Hale and Associates

Real Estate Agent: B.L. Vance Realty

Revelation Pointe is a 44-unit development consisting of single-family homes and two flats. The neighborhood's diverse housing stock provided a welcoming environment for new construction. Complementing the existing architectural style was the developer's primary concern. The result has been praise from both neighbors and buyers who appreciate that the floor plans pay tribute to the past while accommodating today's busy lifestyles. Understanding that it is a "guest" in the community, Revelation Pointe has provided jobs to residents, installed a fence around a neighborhood garden, and provided scholarships.



## 2740 West Armitage Avenue, Chicago

Category: Residential/Multi-Unit New Construction

Nominator/Owner: Brant Booker, Pitch Development

Contractor: Matt Wilbur, Macon

Construction Financing: Leo Neidetcher, National City Mortgage

Architect: Mark Sullivan, Sullivan and Goulette LTD

Real Estate Agent: Brant Booker, Jameson Real Estate

This location, once occupied by vacant buildings plagued with crime and squatters, is now Armitage Square—a great 50-unit condo building that has brought new neighbors to the Bucktown/Logan Square area and support to the local community.



## 4112 North Claremont Avenue, Chicago

Category: Residential/Multi-Unit New Construction

Nominator/Owner: Robert J. Kinsloe, R. James Kinsloe, Inc., Master Home Builder

Contractor: Robert J. Kinsloe, R. James Kinsloe Inc., Master Home Builder

Real Estate Agent: Robert Kinsloe, Potala Real Estate, Inc.

This new construction replaced an un-kept frame two-flat, which had been an eyesore for the community. The builder constructed a frame, single-family home that matches the similarly traditional designs on this one-block stretch of Claremont Avenue. In transitioning from the older stock two- to four-flats and single-family homes to modern single-family housing, the block is now meeting the needs of the many young families moving into the area.



## 3218 North Damen Avenue, Chicago

**Category:** Residential/Multi-Unit New Construction

**Nominator:** Bethanie Williams and Liz Boundas, Joyce & Kerrigan Real Estate, LLC

**Owner:** Ronan Investors, LLC, ronan\_developers@yahoo.com

**Contractor:** Ronan Construction, LLC

**Financing:** M & I Bank

**Architect:** Studio D Architecture, LLC

**Real Estate Agent:** Bethanie Williams and Liz Boundas,  
Joyce & Kerrigan Real Estate, LLC

An abandoned residential two-flat once stood at this address in Roscoe Village, which, like many of Chicago's western neighborhoods, has seen a good deal of change throughout the last decade. The newly constructed six-flat building, located in a Community Reinvestment Act-approved area, is a big improvement. It consists of six condominiums (four two-bedroom/two-bathroom simplexes and two four-bedroom/three-bathroom duplexes) and features energy-efficient Jeld Wen windows. This property, located at the corner of Belmont and Damen, now stands as a welcoming entrance to Roscoe Village.



## 9128 South Harper Avenue, Chicago

**Category:** Residential/Multi-Unit New Construction

**Nominator:** Tracy Bell, Rush

**Owner:** Rea Johnson, The Green House Association

**Contractor:** Rea Johnson, CREA Construction

**Architect:** Tchen Architects

This elegant new construction is both luxurious and green – an Energy Star partner. The location, once a garbage-filled vacant lot, now boasts an efficient home featuring bamboo flooring throughout, stainless steel appliances, a Jacuzzi, a separate steam shower, and a terrace. The low-energy characteristics contribute to lower water consumption and quality indoor air, saving the homeowner approximately 50% on gas and electric bills and keeping 4,500 pounds of greenhouse gasses out of the air each year.



## Renaissance on Kimbark 6613 South Kimbark Avenue, Chicago

Category: Residential/Multi-Unit New Construction

Nominator: Hasani Steele, @properties

Owner: Stonemason Group, LLC,

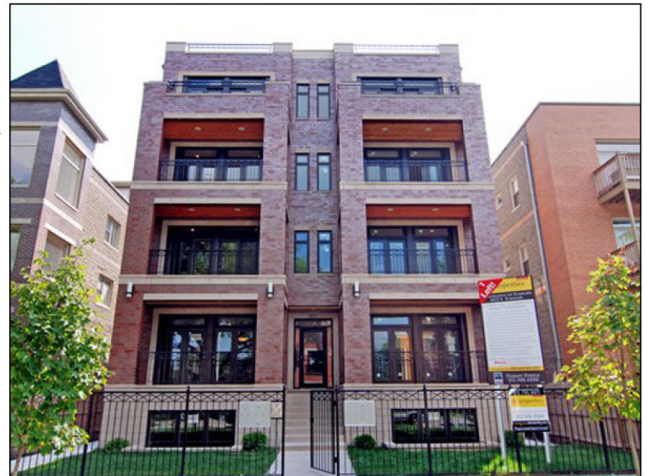
Contractor: Stonemason Group, LLC

Financing: Mary VanDe Velde, George Washington Savings Bank

Architect: John Hanna, Hanna Architects, Inc.

Real Estate Agent: Hasani Steele, @properties

Stonemason Group envisioned this development after the successful condo conversion of an abandoned six-flat building at 6938 S. Dorchester. Its mission was to expand Hyde Park's prestige further south with the creation of affordable, high-quality luxury condominiums. Renaissance on Kimbark's high-end features and ample space give owners the sense of both lavishness and true value. The development has henceforth attracted the attention of University of Chicago students and local residents investing in Woodlawn.



## 2243 West Lyndale Street, Chicago

Category: Residential/Multi-Unit New Construction

Nominator: Patrick Santry, Coldwell Banker

Owner: Peter Dinneen, Hibernian Development, LLC

Contractor: Peter Dinneen, Hibernian Development, LLC

Financing: Lou Ann Truty, Harris Bank

Architect: Charlie Poppell, Charlie Poppell Architect

The pre-existing structure on this site consisted of two units that had fallen into disrepair. Hibernian Development, along with the lot's owner, worked together to create a new home with an exceptional value. The result is a beautiful house with a functional layout, remarkable workmanship and modern, state-of-the-art technology, in an area that is being revitalized with the construction of new single-family homes. The home's owner acquired new construction at an affordable price for the neighborhood, and the value of the surrounding homes increased as a result.



## ParkView Condominiums at River East 505 North McClurg Court, Chicago

Category: Residential/Multi-Unit New Construction

Nominator: Michael Maier, VP Sales and Marketing, MCL Companies

Owner: Daniel McLean, MCL Companies, [www.mclcompanies.com](http://www.mclcompanies.com)

Contractor: Terry Graber, Power Construction Company

Financing: Cairn Capital/Goldman Sachs

Architect: Devon Patterson, Solomon Cordwell Buenz & Associates

The tower's 268 residential units and two retail spaces were completed in April 2008. Among its most distinctive aspects is a two-acre park, which sits above a four-level underground parking structure. The River East Art Park, designed to reflect the varying landscapes of the Midwest, includes landscaping, angular pedestrian paths, a fountain and various seating areas. Prior to the construction of ParkView and MCL's park, the land was used as a surface parking lot and was the original headquarters for Kraft Foods. This project brought open green space to a neighborhood historically known for parking lots and industrial facilities.



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FRIENDS & NEIGHBORS



## Mixed-Use New Construction

### 1915 North Damen Avenue, Chicago

Category: Mixed-Use New Construction

Nominator/Owner: Attila and Katalin Demeter, Demeter Building Workshop, LLC,

Contractor: Mr. Attila Demeter, Demeter Building Workshop, LLC

Financing: Ms. Faye T. Pantazelos, New Century Bank

Architect: Attila and Katalin Demeter, Attila Demeter Architects, LLC

Real Estate Agent: Kim Kerbis, @properties

Based on a mission to create a clear and meaningful link and progression between public, semi-public, semi-private and private realms, this mixed-use property is oriented around an oval-shaped landscaped courtyard that links the residential units. The space contributes to the safety and security of the premises while offering opportunities for interacting with neighbors. This project considerably strengthened the vitality of the block by introducing quality retail and providing the privacy necessary for a residential enclave.



### 2326 West Giddings Street, Chicago

Category: Mixed-Use New Construction

Nominator: Shaun Moskalik, Koenig & Strey GMAC Real Estate

Owner: Brad Leibov & Ben Ranney, Terra Firma Co.

Contractor: Skender Construction

Financing: National City Bank

Architect: Worn Jerabek Architects

Real Estate Agent: Shaun Moskalik, Koenig & Strey GMAC Real Estate

The Fountain View complements the historic character of the neighborhood while minimizing environmental impact. Designed with an eye toward resource efficiency, units are constructed of solid masonry and feature Energy Star appliances, enhanced insulation, bamboo flooring, dual trash chutes (to aid recycling) and a green roof. It will be one of the first developments of its kind to be certified by the United States Green Building Council for the environmental features of its design and construction.





# Commercial New Construction

## 8100 South Stony Island Avenue, Chicago

Category: Commercial New Construction

Nominator: Fahim Lakhani, First Western Properties, Inc.

Owner: Paul Tsakiris, First Western Properties, Inc.

Contractor: Lakonia LLC

Financing: Dan Broughton, ShoreBank

Architect: Kinman Auyeung

Neighborhood impact was felt immediately upon completion of this medical/retail center at the corner of 81st and Stony Island on Chicago's south side. During and after construction, neighborhood businesses—including owners of Oil Exchange and the Chicago Public Library staff—community leaders and area residents expressed their appreciation. This development was a coordinated effort between the Chicago Department of Planning, Alderman Michelle Harris, local businesses, and First Western Properties, Inc.



102<sup>nd</sup> Annual

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# Residential/Multi-Unit Renovation

## 1501 North Bosworth Avenue, Chicago

**Category:** Residential/Multi-Unit Renovation  
**Nominator/Owner:** Bosworth Flats, LLC  
**Contractor:** Steve Kropornicki, Northern Heritage Builders  
**Financing:** Brian Creevy, Lakeside Bank  
**Architect:** Jean Dufresne, Space Architects and Planners  
**Real Estate Agent:** Paul Chason, JAB Real Estate, Inc.

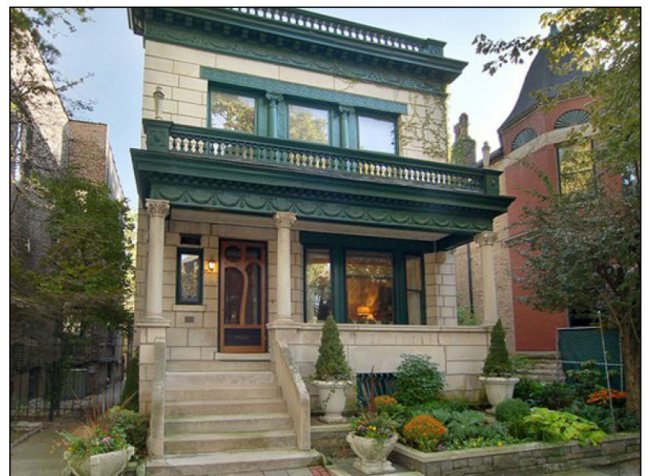
This once poorly-maintained rental property at Bosworth and Le Moyne in Chicago had been the recipient of a number of City code violations. Upon renovation, the window wells (once overrun with rats) were transformed into green garden space, and new European style balconies were added, offering homeowners views of downtown Chicago. The building was brought up to code and enhanced with efficient windows, contemporary interiors and energy-saving kitchen appliances. The Bosworth Flats project returned this once stately building to its former beauty.



## Ronan Investors, LLC - Wicker Park 2147 West Caton Street, Chicago

**Category:** Residential/Multi-Unit Renovation  
**Nominator:** Elizabeth Boundas, Joyce & Kerrigan Real Estate, LLC  
**Owner:** Jason and Katie Jones  
**Contractor:** Ronan Construction, LLC  
**Architect:** Brad Spiegel, Spiegel Architects

The concept behind this renovation was to take a historic landmark and retain its Victorian charm, while improving the layout to make it more functional. The home's history (built in 1905, it was once owned by the Thorssens, a tin manufacturing family), and its tin ceilings and walls were the main attractions. The final project incorporates a lot of the original home's charm, with exposed wood floors, refinished doors, and leaded glass windows. The backyard was left untouched, as it was paved with original stones from Wacker Drive.





## 2641-43 West Estes Avenue, Chicago

Category: Residential/Multi-Unit Renovation

Nominator: Amiel Steuerman, Cypress Mortgage

Owner/ Contractor: Vince Tan, Architrends Enterprise

Real Estate Agent: Ron Goldstein, Rubloff

Estes Villas is an elegant Tudor-style courtyard building tucked inside West Rogers Park on a family-friendly block that embraces a blend of cultures. Once the site of neglect and crime, it was acquired in 2005 by developer/architect Vince Tan. The goal was to preserve the classic architecture while providing residents with modernized amenities; the original hardwood floors were maintained, while the kitchens and bathrooms were enhanced with contemporary fixtures. The building exterior features a stone bench and two lampposts that welcome visitors and residents.



## 3115-23 West Foster Avenue, Chicago

Category: Residential/Multi-Unit Renovation

Nominator: Amiel Steuerman, Cypress Mortgage

Owner/Contractor: Vince Tan, Architrends Enterprise

Real Estate Agent: Ron Goldstein, Rubloff

Blending old and new, Foster Manor preserves its original vintage charm while providing occupants with updated amenities. Housed in a classic red-brick, courtyard-style building, units feature original hardwood floors and woodwork but will be updated with modern kitchens and bathrooms. Close to Andersonville and Lincoln Square, the building is located a block from where the two branches of the Chicago River meet and is adjacent to some of Chicago's best green spaces: bike paths, parks, a running track, and river walks.



## 1714 West Grace Street, Chicago

Category: Residential/Multi-Unit Renovation

Nominator/Owner: Grrmitage, LLC

Contractor: Steve Kropornicki, Northern Heritage Builders

Financing: Joe Kunzon, First Eagle Bank

Architect: Jean Dufresne, Space Architects and Planners

Real Estate Agent: Paul Chason, JAB Real Estate, Inc.

Prior to renovation, this building was in poor shape, with a roof on the verge of collapse, mechanical systems at the end of their life, and a number of aesthetic and safety issues that were putting this property in the disaster category. In addition to fixing these problems, Grrmitage added new back porches and steel balconies, as well as modern touches and eco-friendly fixtures. The Grrmitage project successfully took a dilapidated building and restored it to its natural right: a highly attractive, architecturally pleasing space that uplifts the look, value, and quality of life in its neighborhood.



## 7446-48 North Hoyne Avenue, Chicago

Category: Residential/Multi-Unit Renovation

Nominator/Owner: John Bajerski, Meridian Realty Group

Contractor: John Bajerski, Stoney Pointe Contractors, Inc.

Financing: Dan Starzyk, Community First Bank Chicago

Architect: M3 Architectural Consultants

Real Estate Agent: John Bajerski, Meridian Realty Group

Built in the 1930's, this property was a current-day diamond in the rough in Rogers Park. Once rated orange by the Commission on Chicago Landmarks, it eventually showed its age and lack of investment. Upon starting this conversion, special care was taken to retain many original characteristics, including the stained-glass hallway shutters. With new landscaping and interiors featuring new plumbing, electrical and HVAC, the value of the three-bedroom condos increased immediately. Neighbors began to upgrade their buildings' appearances as a result, and the impact was significant: The neighborhood pride seemed to be back and thriving once again.



## 1256 South Independence Boulevard, Chicago

Category: Residential/Multi-Unit Renovation

Nominator: James Lackland, Community Investment Corporation

Owner/ Contractor: Anthony Oliver, Community Venture Investment Corporation

Financing: James Lackland, Community Investment Corporation

1256 S. Independence is an 18-unit apartment building prominently located in the heart of the Lawndale community on Chicago's west side. As a part of the Lawndale Restoration Project, which placed about 1,200 units of affordable housing in the hands of capable developers, the property was purchased just over a year ago by Community Ventures, Inc. The gut rehab included structural work, building envelope work, and the replacement or addition of all systems, floors, walls and entryways. In addition to its regal red-brick façade and limestone appointments, the building provides high-quality homes at affordable rents for its tenants.



## 1908-14 North Kimball Avenue/ 3400 West Cortland Street, Chicago

Category: Residential/Multi-Unit Renovation

Nominator/Financing:: James Lackland, Community Investment Corporation

Owner/Contractor: John Brauc, Checkmate Realty

This 26-unit apartment building is located in Chicago's Logan Square community. Purchased at the end of 2007, the building was in need of renovation and strong management, having landed on the City of Chicago's Troubled Building list. Though not a gut rehab, the scope of work was comprehensive: high-efficiency furnaces, low-flow shower heads, added insulation, CFL light fixtures, and energy-efficient entry doors were added. With a mix of one-, two- and three-bedroom units mostly at 50% of area median income or better, this project has become a well sought-after housing option for low-to-moderate income residents in Logan Square.



## 14319 South Kimbark Avenue, Dolton, IL 14742 South Michigan Avenue, Dolton, IL 15327 Sunset Drive, Dolton, IL

Category: Residential/Multi-Unit Renovation

Nominator: Paula M. Grantt, ShoreBank

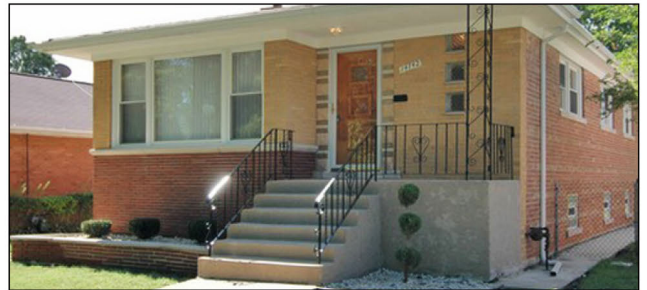
Owner: Attorney Lee Newell, Trust Agent

Contractor: Eric V. Fullilove, KCI Construction Management, LLC

Financing: Gregory Johnson, ShoreBank

Real Estate Agent: Eric V. Fullilove, KCI Realty & Consultants, LLC

These properties were among many foreclosures in declining areas in the suburb of Dolton, a community in desperate need of investors to keep it stable. As a result of exceptional work and craftsmanship, these four rehabbed properties were among six of the highest-priced homes sold in Dolton (ranging from \$165,000 to \$183,000) within the past 12 months. Investors from abroad have become attracted to Dolton, and more importantly, members of the community are confident that Dolton will survive the current economy, and their property values will remain stable.



## 4055 North Wolcott Avenue, Chicago

Category: Residential/Multi-Unit Renovation

Nominator/Owner: 4055 N. Wolcott LLC

Contractor: Steve Kropornicki, Northern Heritage Builders

Financing: Brian Creevy, Lakeside Bank

Architect: Jean Dufresne, Space Architects and Planners

Real Estate Agent: Paul Chason, JAB Real Estate, Inc.

Previously plagued by a dirty exterior, unsightly trash and overgrown weeds, this property was restored to a corner-lot building of which the neighborhood could be proud. The building now has all new mechanical systems, including plumbing, electric, and HVAC. Wolcott Pointe also boasts a new roof as well as resourceful features like water-saving dual flush toilets, front-loading washers and dryers, and energy-efficient kitchen appliances. The adjacent community church is pleased that the once broken concrete surrounding the property has been transformed into a clean and useful parking space.





## Mixed-Use Renovation

### Klee Plaza at Six Corners 4015 North Milwaukee Avenue, Chicago

Category: Mixed-Use Renovation

Nominator: Ed Bannon/Joe Angelastri, Six Corners Association

Owner: Joe Oshinski/Marc Sussman, Six Corners, LLC

Financing: Fifth Third Bank

Architect: Pappageorge/Haymes Ltd.

Real Estate Agent: Joe Oshinski

After the death of partner Gary Poter (Poter Construction), Sussman and Oshinski took the restoration of the historic Klee building over as Six Corners, LLC. The amount of work done to the vacant property was extensive: restoring brass railings and the elevator system, re-painting the art deco façade, and adding a green roof. The 64 condo units on the upper stories have brought shoppers back to Six Corners. Since the beginning of the year, when the first commercial tenants moved in, other new businesses have opened here despite the general economic downturn. The developers truly turned an eyesore into an asset.



### 2212 West Sunnyside Avenue, Chicago

Category: Mixed-Use Renovation

Nominator/Owner: Ron and Sue Meadows, Vertex Properties, LLC

Contractor: Ron Meadows, Vertex Properties, LLC

Financing: Jonathan Marciniak, Diamond Bank

Architect: David Raino Ogden, Raino Ogden Architects

Real Estate Agent: Ron Meadows, Sudler Sotheby's International Realty

The Alley House of Lincoln Square was built in 1893 as the home of the Sunnyside Oil Company on what was Lincoln Avenue. (During the restoration, builders found newspapers from 1893 used as vapor barriers.) In 2004, Ron Meadows purchased the building after wrestling it away from a developer with aspirations of leveling the structure and building condominiums. Working closely with Alderman Gene Shulter's office and Ogden Architects, Meadows faced the challenge of finding financing for a full gut restoration (finally granted by Diamond Bank). A lot of sweat and a couple maxed-out credit cards later, the fully occupied building has been restored into a landmark. Accolades from the grateful neighbors tell the story of this unique building's transformation.





# Commercial Renovation

## 815 West 74<sup>th</sup> Street, Chicago

Category: Commercial Renovation

Nominator/Owner: Jemal and Camille King, King's Kiddie Kingdom

Contractor: Kendrick Robinson, Kendrick Robinson Contractors

Financing: M&T Bank

Architect: Kendrick Robinson, Kasi Designs

Real Estate Agent: April Troope, TADD Realty

After an exhaustive search for a quality daycare center for their small child, the Kings decided to design their own in Englewood. The Kings acquired a property and used their own savings to completely gut it—installing new wiring, plumbing, windows, and much more. They cleared the adjacent lots (previously a dumping ground for trash) for playground equipment. A professional artist was hired to paint unique murals representing different animal kingdoms in the classrooms, and web cams were installed to allow parents to view their child's learning experience. The community is grateful that a positive light has been shone on a neighborhood afflicted with mostly negative news.



## 2107 East 87<sup>th</sup> Street, Chicago

Category: Commercial Renovation

Nominator: Paula M. Grantt, ShoreBank

Owner: Attorney Lee Newell, Trust Agent

Contractor: Eric V. Fullilove, KCI Construction Management, LLC

Financing: Maben Andrews, ShoreBank

Real Estate Agent: Eric V. Fullilove, KCI Realty & Consultants, LLC

This property was located in an area where, over the years, some businesses had been sub-par in servicing the neighborhood. The concept behind the renovation was to attract potential clients to the community and provide an environment that would create a more refined atmosphere. The property was turned into a state-of-the-art beauty salon, which features an unmatched level of detail for the area and has become the pillar of what is expected in the future of this community.



## 2109 East 87<sup>th</sup> Street, Chicago

Category: Commercial Renovation

Nominator: Paula M. Grantt, ShoreBank

Owner: Attorney Lee Newell, Trust Agent

Contractor: Eric V. Fullilove, KCI Construction Management, LLC,

Financing: Maben Andrews, ShoreBank

Real Estate Agent: Eric V. Fullilove, KCI Realty & Consultants, LLC

Located directly across from one of the largest high schools in Chicago, Chicago Vocational Career Academy, this property was carefully rehabbed and designed to raise the expectations of service and facility. It was completely gutted to accommodate a real estate agency and rehab remodeling company. The community has embraced this property, and its businesses will continue to explore work opportunities for the community and internships for students at the high school.



## Uptown Broadway Building 4707 North Broadway Street, Chicago

Category: Commercial Renovation

Nominator: Danny Spitz, @properties

Owner: Thad Wong, @properties

Contractor: Riis Borg, Riis Borg

Financing: Bryan Griffin, Bridgeview Bank

Architect: Jean Dufrense, Space Architects & Planners

Real Estate Agent: Danny Spitz, @properties

Built in 1923 and designed by Walter Ahlschager, this building had been poorly maintained and a frequent victim of graffiti, break-ins, and drug-related activities. When it was completely gutted down to the perimeter brick, the developers removed years of low-quality remodeling and craftsmanship. Each and every piece of the entire terra cotta façade was restored. The new windows match the original Chicago-style configuration of the original wood windows, and the ground floor storefront was replaced with new energy-efficient glass. With all drug-related activity eliminated from the building, this jewel has been restored to its proper place in the Uptown theatre district, providing modern, yet historic retail and business spaces.





## 2009 Honorable Mentions

### **3709 & 3713 North Ashland Avenue, Chicago**

Category: Residential/Multi-Unit New Construction

Nominator: Sara McCarthy, the Dorger McCarthy Group - Coldwell Banker

Owner: Jason Ding, Five Star Development & Design LLC

Contractor: Jason Ding, Five Star Development & Design LLC

Financing: Patty Webber, George Washington Bank

Architect: Peter Tromp, Tromp Architects

Real Estate Agent: Julie Dorger & Sara McCarthy, the Dorger McCarthy group - Coldwell Banker

### **1642 West 79<sup>th</sup> Street, Chicago**

Category: Commercial New Construction

Nominator: Charmaine Bautista, First Western Properties, Inc.

Owner: Paul Tsakiris & Fahim Lakhani, First Western Properties, Inc.

Contractor: Lakonia LLC

Architect: Kinman Auyeung

### **1414 West Highland Avenue, Chicago**

Category: Residential/Multi-Unit Renovation

Nominator/Owner: Ginger Bonneau, @properties

Contractor: Chris Dubanski, Acculine Construction Corp.

Financing: Construction Loan Department, First Commercial Bank - Rogers Park

Architect: Dan Altstadt, Space Planner

Real Estate Agent: Ginger Bonneau, @properties

### **Grand on Granville, 6202-6208 North Lakewood Avenue & 1306-1308 West Granville Avenue, Chicago**

Category: Residential/Multi-Unit Renovation

Nominator/Owner: Mike Smalbergher & Bob Kinsloe, R. James Kinsloe, Inc., Master Home Builder & Bucovina Inc.

Contractor: Mike Smalbergher & Bob Kinsloe, R. James Kinsloe, Inc., Master Home Builder & Bucovina Inc.

Financing: Ed Kearney, George Washington Savings Bank

Real Estate Agent: Mike Smalbergher & Bob Kinsloe, Potala Real Estate, Inc.



## 164 North Lotus Avenue, Chicago

Category: Residential/Multi-Unit Renovation  
Nominator: David Price, Community Investment Corporation  
Owner: Gregory and Stacy Sorg, Gugly, Inc.  
Contractor: Pioneer Property Advisors  
Financing: David Price, Community Investment Corporation  
Real Estate Agent: Pioneer Property Advisors

## 1922 West Irving Park Road, Chicago

Category: Mixed-Use Renovation  
Nominator/Owner: Bob Kinsloe, R. James Kinsloe, Inc., Master Home Builder  
Contractor: Bob Kinsloe, R. James Kinsloe Inc.  
Real Estate Agent: Bob Kinsloe, Potala Real Estate, Inc.

*Congratulations to all the Honorable Mentions!*

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