

Chicago Association of REALTORS®

2013 Good Neighbor Awards

THURSDAY, MAY 23

NORTH CENTER



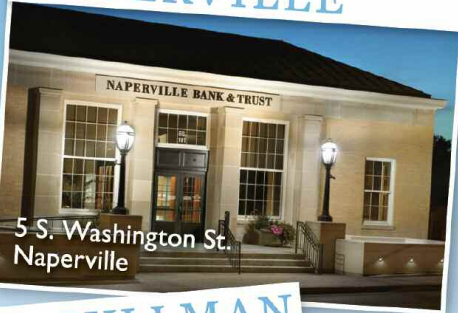
4147 N. Bell Ave.
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LAWNDALE



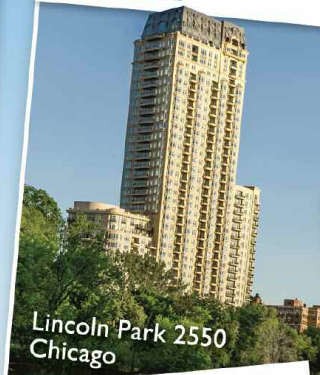
3860 W. Ogden Ave.
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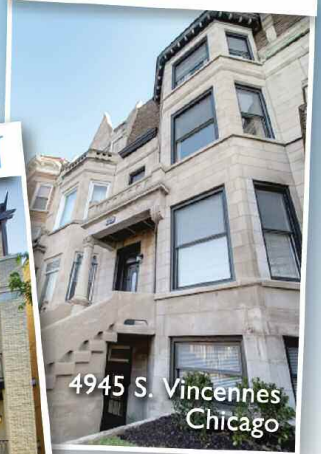
5 S. Washington St.
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LINCOLN PARK



Lincoln Park 2550
Chicago

GRAND BOULEVARD



4945 S. Vincennes
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PULLMAN



901 E. 104th St.
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BUCKTOWN



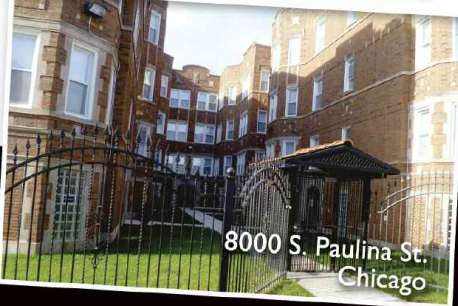
2215-2223 W. Wabansia
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LINCOLN PARK



National Shrine of
St. Frances Xavier Cabrini
2550 N. Lakeview, Chicago

AUBURN-GRESHAM



8000 S. Paulina St.
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Good Neighbor Awards 2013

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MAKE THE MOVE

The City of Berwyn and the Berwyn Development Corporation
congratulate our 2013 Good Neighbor Award Honorees:

Berwyn Gateway Plaza

Big Guys Sausage Stand

Bounce Sportsplex

Capri Ristorante

JD Byrider

Meijer Marketplace

Off The Traxx

Reel Art Collectibles



www.whyberwyn.com

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Welcome

Thank you for supporting the Chicago Association of REALTORS® Good Neighbor Awards. In so many ways, this is one of our association's most important programs because it recognizes properties that help create better communities where we live, work and play. This effort takes a community to achieve – and for that, we are grateful to each of you for doing your part.

Good Neighbor Awards signify the ideal relationship between Chicagoland's communities and real estate. Projects we honor tonight exemplify how both new and rehabbed properties can contribute to their neighborhoods by serving a need, enhancing economic vitality and bolstering civic pride.

I would like to thank Jwon Martin, Keller Williams Realty, for her steadfast commitment as Chair of the C.A.R. 2013 Good Neighbor Awards Advisory Group, as well as the other dedicated volunteers who served on this workgroup. In conversation last fall, when she launched her term as Chair, Jwon told us that she valued her many years of service to the Good Neighbor Awards program not just because it allows her to give back, but because she gains professional insight into our region's latest and most innovative properties.

Thank you for joining us this evening. We hope you leave with a greater appreciation for some of the meaningful development taking place locally, and new ideas for connecting people and real estate.

Ezekiel "Zeke" Morris

2012-2013 President, Chicago Association of REALTORS®
Keller Williams Realty, C.C.G.

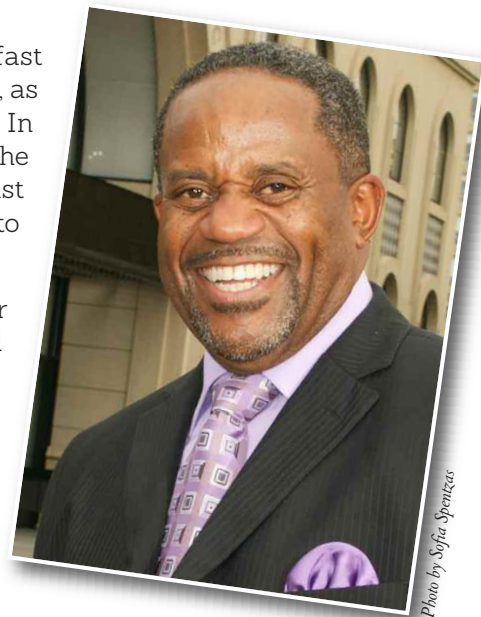


Photo by Sofia Spontias

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Chicago Association
of REALTORS®

What Makes a “Good

The Chicago Association of REALTORS® (C.A.R.) established the Good Neighbor Awards in 1992 to encourage rehabilitation and redevelopment in the city’s North Side neighborhoods. Today, the awards showcase ground-breaking rehabs, redevelopments, historic preservation and new construction projects across the city and the suburbs. Award-winners are visionaries who set new standards of excellence and make the Chicago area a better place to live.

Award nominees include exceptional properties brought to our attention by real estate, construction and development professionals, as well as by public officials, such as City Aldermen. Nominations are evaluated by a committee of REALTORS® and industry peers who select the finest properties.

Initially, Good Neighbor Awards recognized property owners whose rehabs positively changed their surrounding neighborhoods. Today, they go much farther and recognize those whose efforts go above and beyond their peers to surpass challenges and

realize innovations in areas such as repurposing historic structures and green/sustainable building.

Award-winners can also include developers who take special care to create properties that enhance surrounding neighborhoods and who tackle projects to bring stigmatized properties back to life.

Good Neighbor Awards recognize properties that offer amenities tailored to their communities, often to the effect of revitalizing economic development and citizen pride. This year is no exception. Properties

Neighbor?"

receiving 2013 Good Neighbor Awards include:

- A health and fitness center promoting wellness in Lawndale
- A renovated 300-plus unit subsidized senior living apartment
- A preserved Art Deco post office in Naperville that's on the National Registry of Historic Places
- The renovated former home of the founder of a ground-breaking African-American Bank
- A new youth sports and fitness complex in Berwyn

- A 210-unit affordable housing property in Chicago's historic Pullman neighborhood
- A high-tech new-construction home near Humboldt Park

As they do every year, this year's Good Neighbor Award winners tell the story of varied lifestyles in Chicago – and real estate that answers neighborhood needs.



Chicago Association of REALTORS®

Good Neighbor Awards 2013

The 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, now Related Midwest. His work throughout Chicago, the suburbs and the country was extraordinary – whether it was a new construction, an entire development, renovation, restoration, or conversion... he did it with class and style. He was a highly successful and well respected developer of commercial and residential real estate, known not only for tireless energy and ambition but for the care and taste with which he approached renovation projects in historic and aging properties.

The current leadership of 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 its exceptional work.

Under the leadership of Bruce Abrams, 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



Moving Communities Forward

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Lawndale Christian Health and Fitness Center 3860 W. Ogden Avenue, Chicago

Commercial New Construction

Nominator/Owner: Bruce Miller, Lawndale Christian Health and Fitness Center

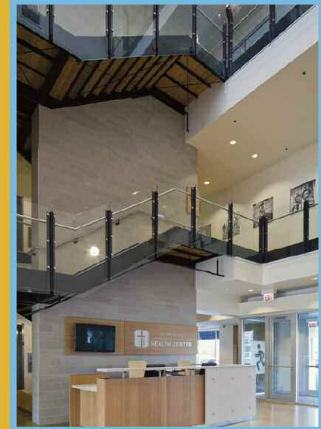
General Contractor: Karol Weyman, Madison Construction

Architects: Clark Baurer, McBride Kelley Baurer



Recently completed, the 60,000-square-foot Lawndale Christian Health and Fitness Center is sign of revitalization and hope for its community. Replacing a blighted stretch of land with a forward-looking wellness resource, the health and fitness building, located on the Ogden Campus of the Lawndale Christian Health Center, invites community residents to take advantage of affordable medical services and engage in solving chronic health issues, such as obesity and diabetes. The center creates a new standard for improving the health of an urban community, combining access to great clinical care with the key prevention tools of exercise, fitness and wellness.

After



Moving Communities Forward

2013 gna



James Shields Middle School 2611 W. 48th Street, Chicago

Commercial New Construction

Nominator/Owner: David Vitale, Chicago Public Schools

General Contractor: George Sollitt Construction/Oakley Construction JV

Architects: Adam Gil, Architrave, Ltd.

This new middle school accommodates 900 students ranging from 6th to 8th grade. The 101,028-square-foot, three-story, steel frame and masonry structure features science, computer, music and art classrooms, in addition to library, gymnasium and dining facilities. The project has positively impacted its community. Not only are children proud of their new school, but parents enjoy adult learning in the form of computer literacy and Zumba classes.

After



Moving Communities Forward

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31st Street Harbor 3155 S. Lake Shore Drive, Chicago

Commercial New Construction

Nominator/Owner: Bryan Traubert, Chicago Park District

General Contractor: Bruce Lake/Jim Blair,

McHugh Construction/Paschen Gillen Skipper Marine JB

Architects: Michelle Inouye, AECOM

The 31st Street Harbor transformed an underused stretch of lakeshore into a public amenity. Unlike traditional commercial boat harbors, this project integrates a 1,000-slip marina with a park, melding high-tech engineering with thoughtful design. The result is a vibrant gathering place for Chicago's South Side community. The project also includes a near-acre green space known as Peninsula Park, a half-mile stone breakwater to shelter the new marina, a fishing pier, winter boat storage and a fuel dock, marina store, showers and a public-access boat launch.

After



Before



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Bounce Sportsplex Corporation 3310 S. Grove Avenue, Berwyn

Commercial New Construction

Nominator/Owner: Christopher Bell, Bounce Sportsplex Corporation

General Contractor: Jacob Lofgren, Property Adventures

Architects: Steve Ryniewicz, Studio R Architecture

Intending to transform youth sports and fitness in Chicago's western suburbs, Bounce Sports held a 2012 grand opening in partnership with the Berwyn Development Corporation. The building offers a nearly 16,000-square-foot, state-of-the-art indoor facility with a large multi-purpose field equipped for baseball, softball, lacrosse and soccer, two-story ceilings, high-tech batting cages, a basketball half-court and a fitness/lesson area. The facility helps fight childhood obesity by offering free memberships and special programming for overweight kids. Bounce Sports now serves more than 1,000 youth athletic teams and individuals.



After



Before



Moving Communities Forward

2013 gna



Meijer Marketplace #264 7111 W. Cermak Road, Berwyn

Commercial New Construction

Nominator/Owner: Marsha Solari, Store Director, Meijer Marketplace #264

The addition of Meijer Marketplace to Cermak Plaza concludes the multi-phase redevelopment of one of Berwyn's cornerstone commercial properties. The new store will be Berwyn's largest retailer and top sales tax producer, and rank among Berwyn's top 5 percent of employers based on its 180 new jobs created. Property revitalization began with implementation of an environmentally focused exterior facelift to Cermak Plaza that incorporated solar-powered LED lights, wind turbines and hardy landscaping by the property owner and Michael Flight at Concordia Realty Corporation.



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Berwyn Gateway Plaza 7130-7180 W. Cermak Road, Berwyn

Commercial New Construction

Nominator/Owner: Berwyn Gateway Partners, LLC/Keystone Ventures

Architects: Jonathon Hague, Hague Architecture

Real Estate Agent: Drew Krisco, Bern Realty, LLC

Berwyn Gateway Plaza resulted from a comprehensive effort to create a retail center at the northeast corner of Cermak Road and Harlem Avenue. An existing TIF district was used to acquire land and complete due diligence on a formerly underutilized block. The development attracted six national credit retailers into 21,900 square feet on 1.93 acres, created jobs and increased the city's tax base. The project earned the 2012 International Economic Development Council's Excellence in Economic Development Golf Award in Real Estate Redevelopment & Reuse and the Council of Development Finance Agency's 2012 Excellence in Tax Increment Finance Award.

After



Before



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Sarah E. Goode STEM Academy 7651 S. Homan Avenue, Chicago

Commercial New Construction

Nominator/Owner: David Vitale, Chicago Public Schools

General Contractor: FH Paschen, SN Nielsen & Associates LLC

Architects: STR + Nia Collaborative (AJV)

This innovative new high school has a yoga room, gym and full-size swimming pool, plus a theater with retractable seating, nursing suite, outside eatery, two rooftop decks to recycle rain water and a rooftop garden. The building is energy efficient and uses geothermal heat. The music area and art wing are equipped with up-to-date equipment, like a 3-D printer. The school is a science, technology, engineering and math school where all students graduate from high school with an associate's degree.



Before

After



Before



Moving Communities Forward

2013 gna



Naperville Bank & Trust 5 S. Washington Street, Naperville

Commercial Renovation

Nominator/Owner: Tom Miers, President, Naperville Bank & Trust

General Contractor: James Nagle, Wight & Company

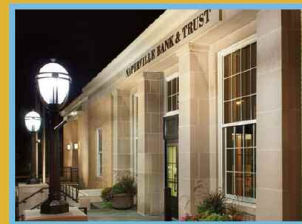
Architects: Jeffrey Lietz, Charles Vincent George Architects

Real Estate Agent: Marc Cella, MDC Properties Inc.

Naperville Bank & Trust acquired the 1939 Historic Post Office in 2011. Listed on the National Registry of Historic Places, its renovation utilized the building's original Art Deco architecture. Following Illinois Historic Preservation Agency guidelines, the restoration took special care to preserve and display artifacts depicting Naperville's early years. Examples include marble wainscoting, bulletin boards and large windows, pictures of the original Post Office and a section of the original 1939 Post Office boxes. This building's preservation achieved a lasting impact on its community.



After



Before



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Granville Place 1200-04 W. Granville Ave., 6200 Broadway St., Chicago

Commercial Renovation

Nominator/Owner: Ron Abrams, Ron Abrams, Granville Place LLC

General Contractor: Ron Abrams, Ron Abrams Realty

Financing: Daniel Barrins, Lakeside Bank

Known as Granville Place, this property was transformed in 2012. Today, the building's 32 multi-room studio apartments serve as a student oasis with free high-speed Internet service, granite kitchen counters, stainless steel appliances, spa-like bathrooms and hardwood floors. The property is a hit among undergraduates and graduate students of Northwestern and Loyola universities. Each unit offers a completely renovated approach to efficiency living and access to renovated common areas.



Before

After

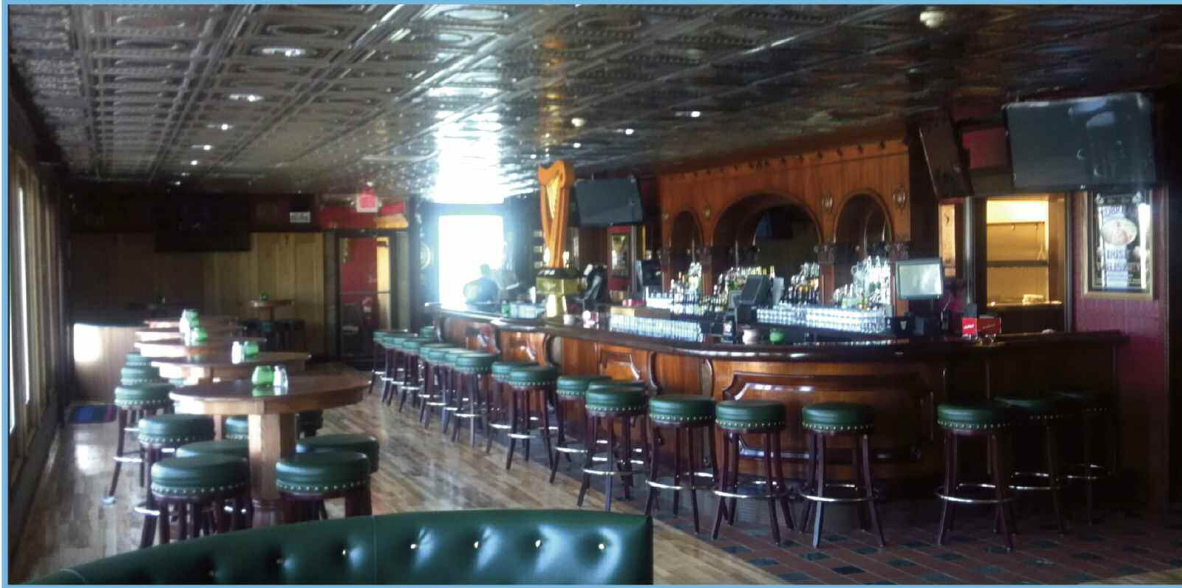


Before



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McGovern's Public House 1945 Willow Road, Glenview

Commercial Renovation

General Contractor: Anthony Scully, Avalon Management Services

Financing: Property Dynamics, LLC

Architects: Van Tomaras, Design 21 Company, Inc.

Real Estate Agent: Carlo Santucci, Avalon Realty Associates, LLC

Inside and out, this formerly boarded-up, distressed property was transformed through the collaborative efforts of a dedicated property owner, an entrepreneurial tenant, a supportive municipality and an industrious contractor. The team converted a run-down bar into an aesthetically pleasing, commerce-friendly local attraction. The surrounding community, including Glenbrook North High School students, now rely on this inviting establishment to safely socialize while dining and relaxing.

After



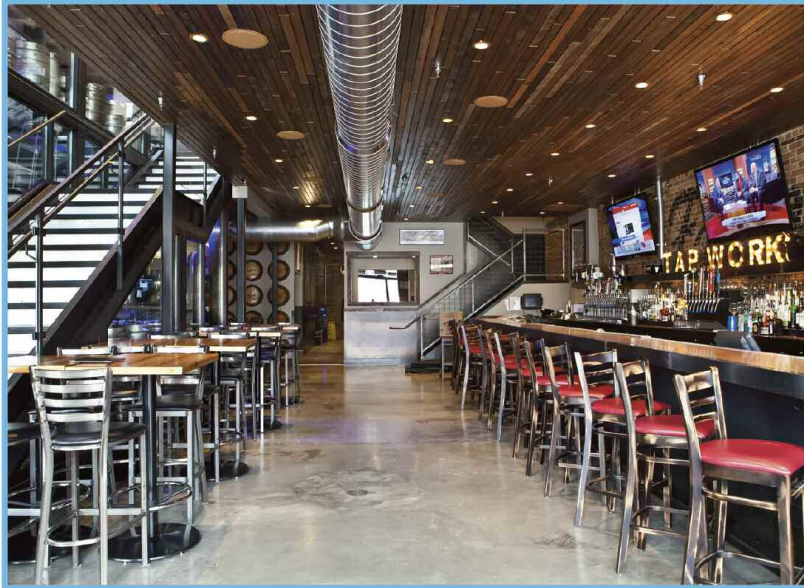
Before



After

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Fatpour Tap Works 2005 W. Division Street, Chicago

Commercial Renovation

Nominator/Owner: Arthur Holmer/Stephen Muller, Wells St. Companies

General Contractor: Ben Neuberg, Chas Bender

Architect: Jay Keller, SPACE Architects + Planners

An abandoned restaurant was revitalized as a craft beer bar that supports a two-story glass cooler and a new sense of engagement with the Wicker Park neighborhood's bustling Division Street.

After



Before



After



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Saint Frances Xavier Cabrini Shrine 2520 N. Lakeview Avenue, Chicago

Commercial Renovation

Nominator/Owner: Missionary Sisters of the Sacred Heart of Jesus

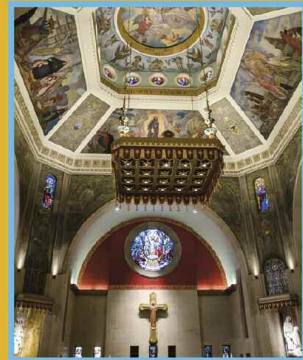
General Contractor: Mike Kelly, Kelly Construction

Architects: Mark Sullivan, Sullivan Goulette Wilson Ltd

The Saint Frances Xavier Cabrini Shrine was built in 1955 to celebrate Mother Cabrini, originally as a chapel inside Columbus Hospital, which closed in 1998. After a high-rise development was built, the renovated chapel reopened in 2012 as a free-standing entity. A narthex within the high-rise greets chapel visitors with an inviting space. Interior frescoes and statuary were preserved and enhanced, and lighting and acoustics improved. The room of Mother Cabrini was preserved and an exhibit added to explain her history. Outside, a welcoming entrance and serenity garden represent peace from the city.



After



Before



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Half Acre Beer Company 4257 N. Lincoln Avenue, Chicago

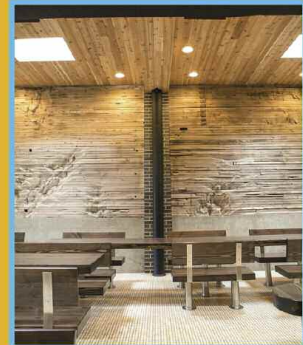
Commercial Renovation

Nominator/Owner: Gabriel Magliaro, Half Acre Beer Company

Architect: SPACE Architects + Planners

In this project, a shuttered office became an extension of the growing Half Acre Brewery. A long-time part of Chicago's North Center neighborhood, the new Tap Room invites the public to sample beers brewed on-site.

After



Before



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J.D. Byrider-Berwyn, LLC
6539 W. Ogden Avenue, Berwyn
Commercial Renovation

Nominator/Owner: Zeigler Auto Group, HZ JD Byrider-Berwyn, LLC

General Contractor: Angela Daugherty, FED Design/Builders

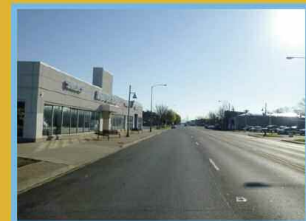
This store is the 11th dealership in Illinois and the eighth in the Chicago area for the Zeigler Automotive Group. Its 12,500 square-foot location is devoted to used car sales, financing, automotive work and customer service. The Berwyn Development Corporation assisted the project by negotiating property acquisition and consulting on construction processes to substantially rehabilitate the car dealership formerly on the site. The new business has created approximately 30 jobs and is anticipated to be one of Berwyn's top three tax revenue generators.



After



Before



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Capri Ristorante
6611 W. Roosevelt Road, Berwyn
Commercial Renovation

Nominator/Owner: Joey Rovito, Capri Ristorante

Capri Ristorante is a welcome addition to Roosevelt Road redevelopment efforts in Berwyn. A 3,100-square-foot space was renovated to complete the new restaurant. Capri offers an intimate dining area and bar, delivery area and catering services. A family-owned restaurant, Capri's arrival is a distinguished accompaniment to its neighboring properties and the Roosevelt Road corridor as a whole.



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935 W. Randolph Street, Chicago

Mixed-Use Renovation

Nominator/Owner: Scott Maesel, Sperry Van Ness

Formerly The Jos. Baumgartner meat packing building, this property was used for cold storage and industrial meat packing through the 1900s. Located on the corner of Randolph and Sangamon streets, today the building is a catalyst for redevelopment underway in Chicago's West Loop neighborhood. The current home of Floyd's Barber Shop, shared office space and a high-end residential unit, the property and its services add value to its community. The building illustrates how redeveloped and readapted industrial buildings can directly benefit their cities.

After



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4710 N. Damen Avenue, Chicago

Mixed-Use Renovation

Nominator/Owner: Chris Irwin, Ron Abrams, GPA 4710 LLC

Financing: Mary Choy, American Metro Bank

This property was transformed in 2012. Prior to rehabilitation, the commercial unit housed an overcrowded antique/junk store. It was emptied, gutted, cleaned and renovated to house a bike shop from Denver, making its Chicago debut. The renovation highlights the building's original 1920's ceiling tiles and trim, as well as its newly refinished, original hardwood floors. Two dwelling units were also renovated to include granite and stainless kitchens, spa baths and gleaming hardwood floors. A rear coach house was spruced-up to include a cleaned-up common area.

After



Before



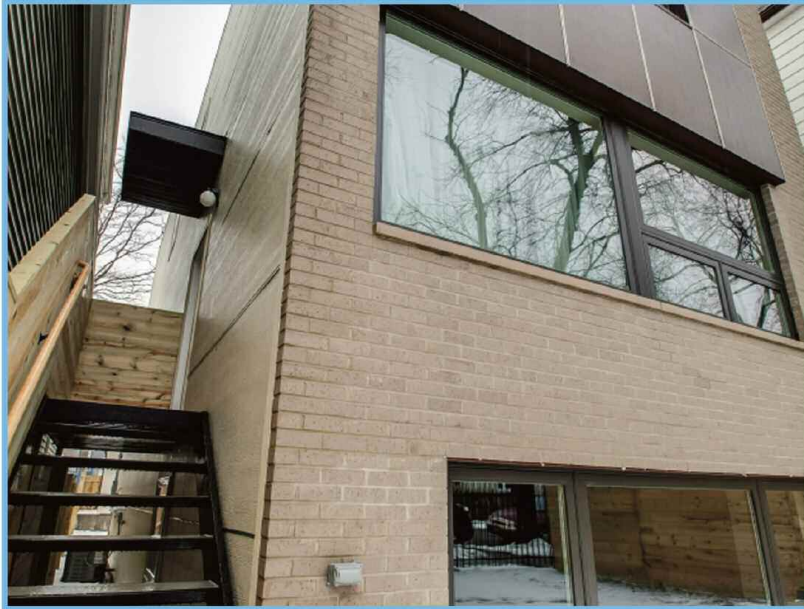
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1730 N. Whipple Street, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: Alex Kaganer, Alex Kaganer

General Contractor: Alex Kaganer, Alex Kaganer

Architects: John Hanna, Hanna Architects Inc.

Real Estate Agent: Hasani Steele, Steele Consulting - RE/MAX Premier Properties

This Modern Intelligence Series home was built to last. Built on the site of an un-salvageable home neighboring Humboldt Park, the current home inspires continued neighborhood revitalization with a new wave of technology and construction. Energy monitoring includes electricity, water, gas and more. Highly rated insulation, green materials and a sundrenched floor plan further minimize electricity use. This home was pre-sold and others continue to grow in popularity, as residents purchase them for the same price as local duplexes.



After

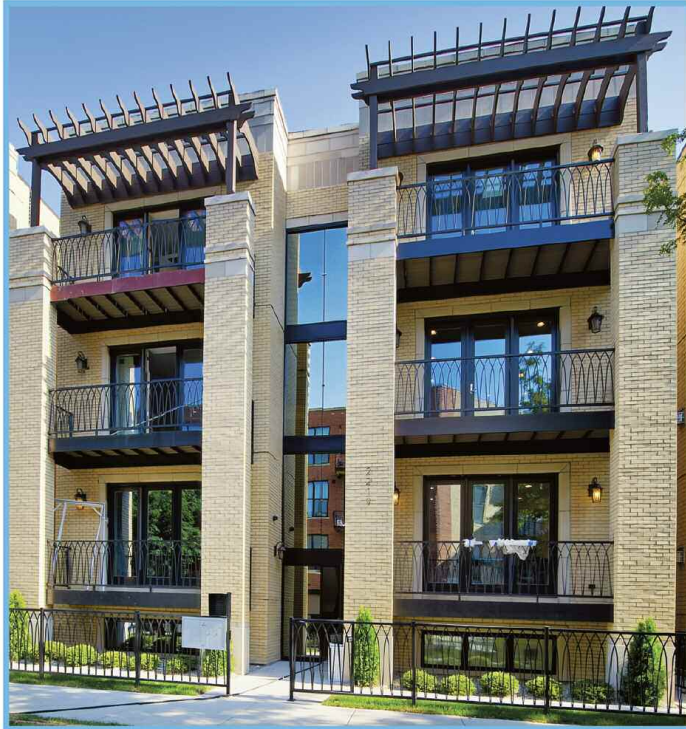


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2215-2223 W. Wabansia Ave., Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: 2215-2223 W. Wabansia LLC, Noah Properties

General Contractor: Noah Properties

Architects: Bill Kokalias, Axios Architects & Consultants L.T.D.

Real Estate Agent: Grace Sergio/Melissa Govedarica,
Sergio & Banks Real Estate

This new construction property in Chicago's Bucktown neighborhood offers garage parking for all units and stunning interior craftsmanship and millwork. Features include high-end gourmet kitchens, custom cabinets, coffered ceilings and custom lighting. Master bath suites have whirlpools and other amenities. Units are pre-wired for surround-sound and security.



After



Before



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2127 W. Schiller Street, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: Scott Gardner, Little Pink Houses, LLC

General Contractor: Scott Gardner, Little Pink Houses, LLC

Financing: Alex Penning, Metropolitan Capital Bank

Architects: Jean Dufresne, SPACE Architects + Planners

Real Estate Agent: Jeff Lowe, Lowe Group, Prudential Rubloff

The team behind this project opted to honor the Wicker Park neighborhood's history by building a beautiful new single-family home with a historic aesthetic. The all-brick home and its integrated materials are typical of famous landmark properties nearby, including front and back limestone porches, copper flashing and slate shingles over the covered porch.



After



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Lincoln Park 2550 2550 N. Lakeview, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: GE Asset Management,
adviser to the GE Pension Trust/Ricker-Murphy Development

Architects: Lucien Lagrange, Lucien Lagrange Architects

Contractor: Mike Marsch, Walsh Construction

Real Estate Agent: Tere Proctor, ARC Residential

Completed in 2012, Lincoln Park 2550 is a LEED certified, ultra-luxury condominium developed on the former site of Columbus Hospital. The project encompasses the National Shrine of Saint Frances Xavier Cabrini. Built in 1955, the shrine was the chapel for Columbus Hospital. Recognizing its sanctity, the developer worked closely with the Sisters of the Sacred Heart of Jesus and the shrine's architect to protect the shrine during construction before the Sisters restored it. Today, the community and global visitors continue to enjoy the beauty and significance of this historic shrine.

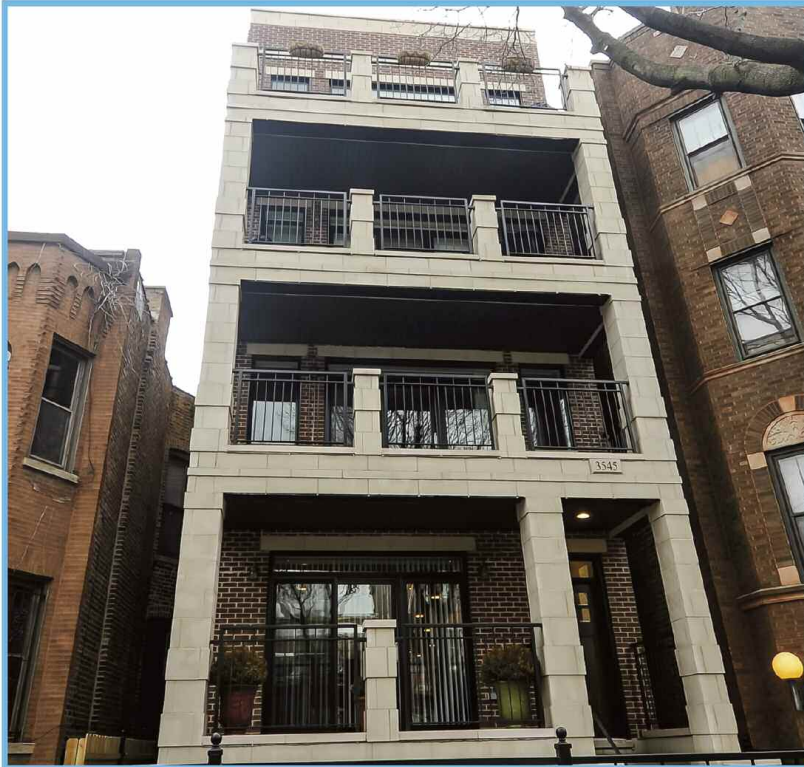


After



Moving Communities Forward

2013 gna



3545 N. Reta Avenue, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: Endurance Capital LLC

General Contractor: Ronan Construction, LLC

Financing: State Bank of Countryside

Real Estate Agent: Emily Connolly Joyce & Kerrigan Real Estate LLC

Ronan Construction transformed this once-dilapidated lot into an elegant 4-unit condo building. Previously the property was occupied by a single-family home that was destroyed by fire. The newly constructed building features three simplexes and a duplex with stunning finishes throughout. Ronan Construction has continuously helped the real estate market in Lakeview thrive with its commitment to quality.

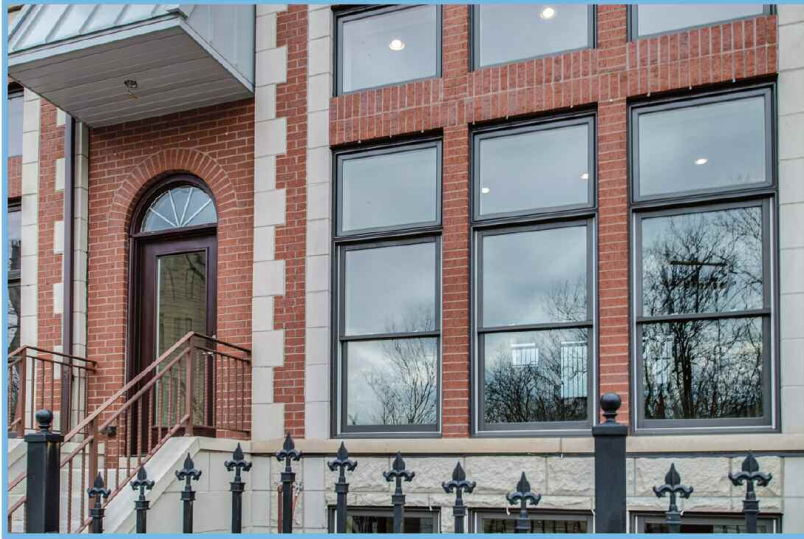


After



Moving Communities Forward

2013 gna



4063-69 S. Ellis Avenue, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: Lewis Korompilas, Premium Builders

General Contractor: Lewis Korompilas, Premium Builders

Architects: Sergei Shkiler, AP Architects LLC

Real Estate Agent: Hasani Steele, Steele Consulting - RE/MAX Premier Properties

The Windsor Rowhomes in Chicago's North Kenwood neighborhood feature 3,000-square-foot, 3-bedroom units with 4.5 baths. A collaborative approach to layout modifications resulted in completing this formerly abandoned project. The project team achieved its goal of re-energizing community revitalization with these luxury units that include wainscoting, crawford ceilings, oak staircases, richly stained floors, oversized chef's kitchens and more. The units are energy efficient and offer surround-sound, spa bathrooms and attached garages with decks.

After

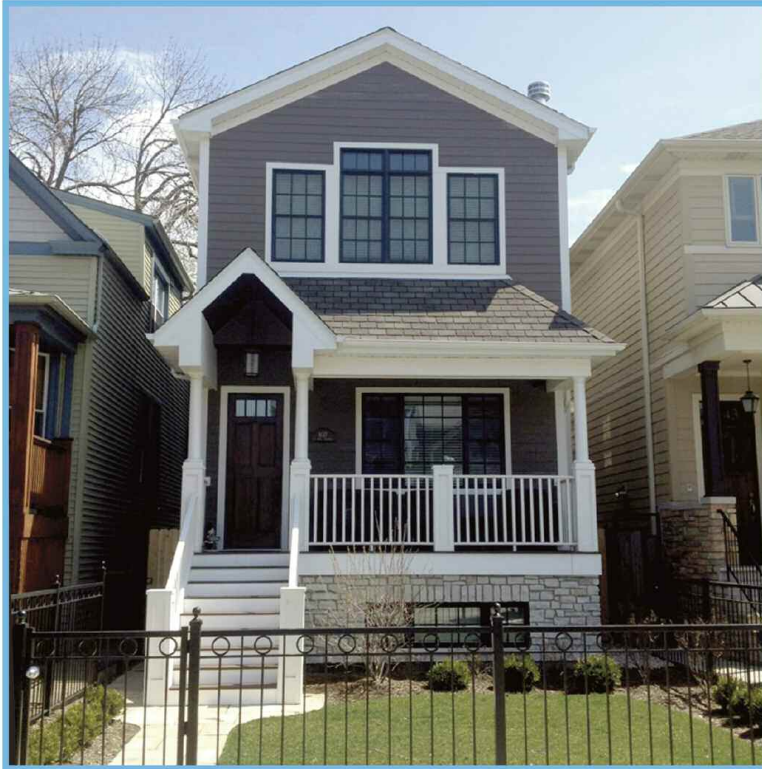


After



Moving Communities Forward

2013 gna



4147 N. Bell Avenue, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: Dr. Michael and Debbie Hersh

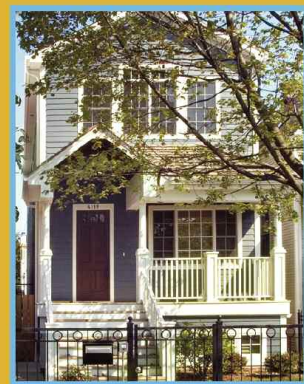
General Contractor: Thomas Perkins and John Ronan, Ronan Construction

Real Estate Agent: Azeem Khan, The Kahn Group, Century 21 S.G.R., Inc.

Originally this site contained a home in near-unlivable condition. AK Custom Homes purchased the property and built a luxury single-family home with 5 bedrooms and 4.5 baths. The result boosted the neighborhood's vibrancy. This is the sixth single-family home constructed by AK Custom Homes on the same street. The company has become the dominant builder in the city's North Center neighborhood.



After



Moving Communities Forward

2013 gna



425 W. Belmont Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Bucks Traverse LLC, Newcastle Limited LLC

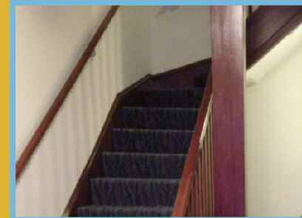
General Contractor: Dave Krug, McHugh Homes

Financing: Maria Alexakis, The Private Bank

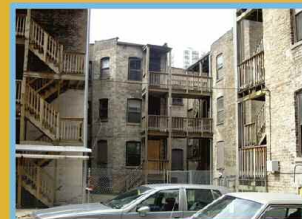
Architects: Jay Keller, Space Architects + Planners LLC

A complete gut-rehabilitation of this formerly vacant 100-year-old apartment building included new mechanical and electrical systems and interior finishes, new windows and masonry restoration, new balconies and railings, and an exterior rear courtyard. Previously approved for demolition, the building was instead adapted for modern service and should last for another 100 years.

After



Before



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901 E. 104th Street, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Mercy Housing Lakefront

General Contractor: Robert Ferrino, Madison Construction

Financing: Linda Brace, Mercy Housing Lakefront

Architect: Branyo Dvorak, Holabird & Root

Pullman Wheelworks is a 210-unit affordable housing property in Chicago's historic Pullman neighborhood. In partnership with the National Housing Trust/Enterprise Preservation Corporation, Mercy Housing Lakefront purchased Pullman Wheelworks to preserve its affordability and rehabilitate the building for the property's current 450 residents. Built in 1920, the building was originally used as a manufacturing facility. Rehabilitation ensured preservation of its historically significant features and included many green upgrades and additional community spaces for on-site resident services programming.



Before

After



Before



Moving Communities Forward

2013 gna



1236 S. Sawyer Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Edge Alliance

General Contractor: Ryan Foley, SPI Restoration & Construction

Financing: Jill D. Wachholz, Executive VP and CFO, Evergreen Bank

Architects: Brandy Rinehart/Jen Sobecki, Designs for Dignity

Real Estate Agent: Wes Walker, Jameson Sotheby's International Realty

Edge Alliance collaborated with Designs for Dignity to significantly improve this 1897 property. Designs for Dignity provided pro-bono architecture and interior design services, envisioning a warm and welcoming residential space. Building improvements included installing hardwood floors and painting bedrooms and common areas. Kitchens and bathrooms were completely remodeled. Designs for

Dignity secured donations of furniture, kitchen cabinets, countertops and finishes. Each apartment is highly functional and has a unique design aesthetic that makes creative use of furniture, lighting and decorations.



After



Before



Moving Communities Forward

2013 gna



2218 N. Fremont Street, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Phil and Marybeth Canfield, Calvene Inc.

General Contractor: David Malato, Calvene, Inc.

Architect: Jean Dufresne, SPACE Architects + Planners

Renovation of this landmark residence included all interior spaces. The rear interior stairs were removed to make room for a home office, laundry facility and spacious kitchen. The kitchen area features new appliances and fixtures; seating around the windows and storage cubbies were added. A sprinkler system was installed and a Smart Home system that monitors the home's electrical services and can be controlled remotely by computer or smartphone. Nearly half the windows were replaced to maintain the home's historic facade. As a courtesy to the neighbors, their wrought iron fences were painted.

After



Before



Before

Moving Communities Forward

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Cambridge Manor 2631 S. Indiana Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: James Watts - Leasing Management,
Cambridge Manor Tenant Council

General Contractor: Karol Weyman, Madison Construction

Architect: Jeff Bone, Landon Bone Baker

The Cambridge Manor project included renovating 309 subsidized senior living apartments and their adjacent corridors and community room. Mechanical upgrades were also included, with all efforts targeted toward improvements that would have the greatest impact upon residents' lives for the least possible cost. Unit renovation followed a rolling schedule with two units started daily and two completed. Residents left their apartments during the day for 5 days and were accommodated in the community room. When residents returned to their apartments, they were guaranteed running water and a clean environment.



After



Before



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Pangea Park Townhomes **3324 Western Avenue, Park Forest**

Residential/Multi-Unit Renovation

Nominator/Owner: Al Goldstein, Pangea Real Estate

Pangea Park Townhomes were formerly an eyesore in Park Forest due to irresponsible landlords and poor quality residents. Many units were destroyed and police were constantly responding to drug-related issues and domestic violence concerns. Pangea improved conditions to offer quality living in Park Forest. The company evicted numerous residents and recreated a community in good standing. Townhome renovations included new appliances, new washer/dryer hookups, waterproofed basements and more. Compliments from the local police and neighbors attest to the project's significant contribution to its community.

After



Before



Before

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3606 S. Lake Park Avenue, Chicago

Residential/Multi-Unit Renovation

Nominators/Owners: Vito Kania & Mario Dianovsky, Avante Garde Design Group

General Contractors: Vito Kania & Mario Dianovsky, Avante Garde Design Group

Architect: Tomasz Augustowski, AVAS ATELIER DESIGN, INC.

Real Estate Agent: Hasani Steele, Steele Consulting - RE/MAX Premier Properties

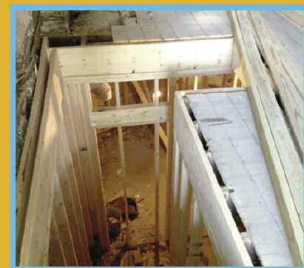
This 6,000-square-foot restored historic greystone in Chicago's Oakland neighborhood features 8 bedrooms and 62 baths. A collaborative effort resulted in the design, finish and reformatting from a 4-flat of these dual duplex units. Exquisite craftsmanship includes wainscoting and crown molding ceiling detail, lighted soffits, oak staircases, hardwood floors, granite chef's kitchens and more. Luxury spas are included and guest suites. Energy efficient utilities and windows can create great savings. This trailblazing effort inspires a new standard of community revitalization.




After



Before





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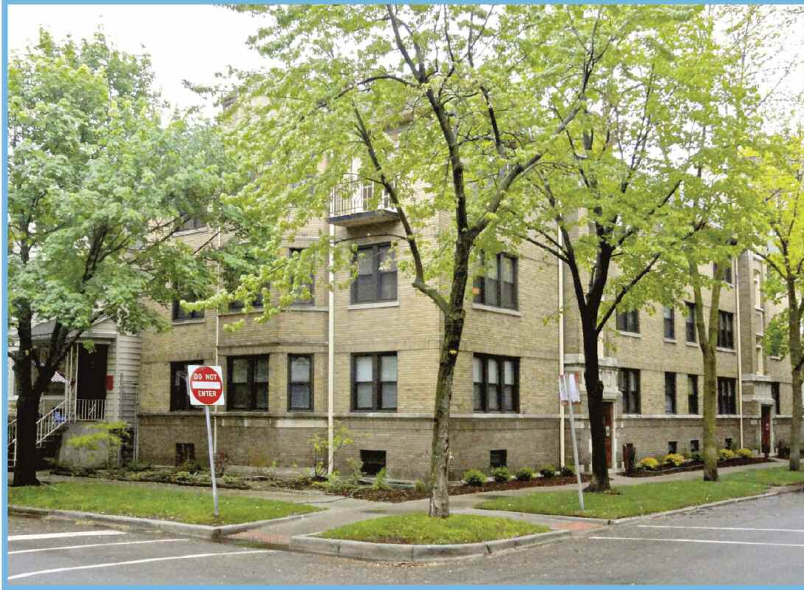
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3715-21 N. Leavitt Street / 2155 W. Bradley Place, Chicago

Residential/Multi-Unit Renovation

Nominator / Owner: Ron Abrams, Vela LLC

General Contractor: Steve Kropornicki, Northern Heritage

Real Estate Agent: Sam Gross, Landstar

Vela, LLC is located in the heart of Chicago's St. Ben's neighborhood. After enduring years of neglect and deferred maintenance, the building's units were transformed to live well for the century ahead. Central heat and washer-dryers were installed. Kitchen upgrades included stainless steel and granite; bathrooms gained spa-like tile and features. The floors were sanded and brought back to their grandeur of almost 100 years ago. Tenants are now well-served with an open layout and amenity-filled units.

After

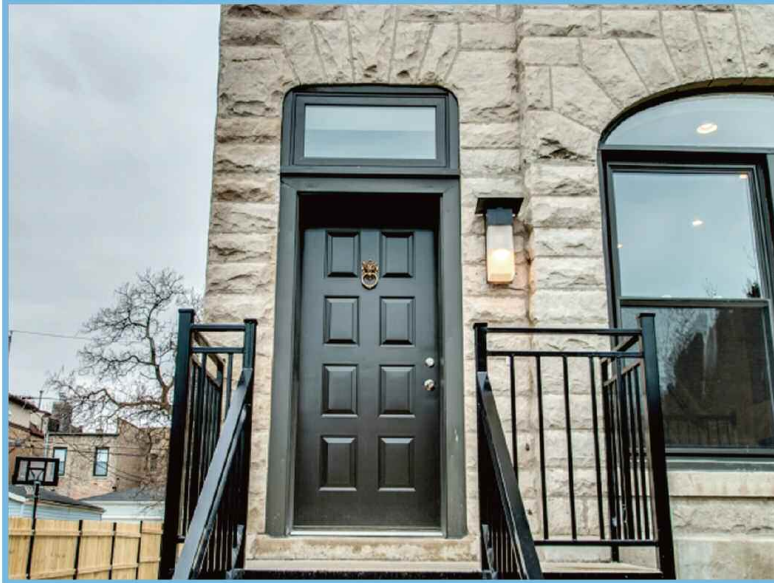


Before



Moving Communities Forward

2013 gna



4358 S. Oakenwald Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Olumide Owolabi, Olumide Owolabi

General Contractor: John Keaney, Keaney Construction

Architects: Bart Kalata, S.K.I. Architects

Real Estate Agent: Hasani Steele, Steele Consulting - RE/MAX Premier Properties

This once abandoned North Kenwood single-family home was dismissed by many investors due to its intimidating condition. Olumide Owolabi, a local resident, was inspired to make a difference. Now a treasure on historic Oakenwald St, the home was remodeled into a 3,500-square-foot, 4-bedroom, 3.5-bathroom greystone with a rare oversized side yard, 3-car garage and large deck. Interior remodeling includes richly stained hardwood floors, a gourmet chef's kitchen, a wet bar and stone fireplaces. The master suite includes dual walk-in closets and spa bath.



After

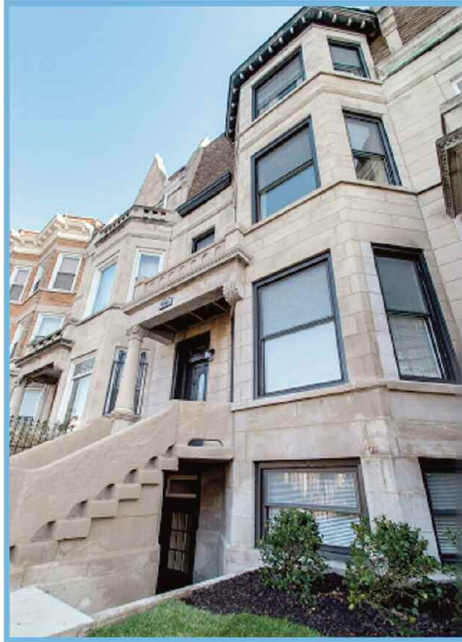


Before



Moving Communities Forward

2013 gna



4945 S. Vincennes Avenue, Chicago

Residential/Multi-Unit Renovation

Nominators/Owners: Vito Kania & Mario Dianovsky, Avante Garde Design Group

General Contractors: Vito Kania & Mario Dianovsky, Avante Garde Design Group

Architect: Tomasz Augustowski, AVAS ATELIER DESIGN, INC.

Real Estate Agent: Hasani Steele, Steele Consulting - RE/MAX Premier Properties

This 4,100-square-foot 4-bedroom, 4.5-bathroom Washington Park greystone is 110 years old. Its recent renovation included a collaborative effort to enhance its design and finish, and reformat it from a 4-flat back into a single-family home. Exquisite detailing includes wainscoting and Crawford ceilings, an oak staircase, hardwood floors, a chef's kitchen and more. Dual master suites allow owners to avoid stairs. This trailblazing effort revitalizes and inspires a new standard in ongoing community revitalization.



After

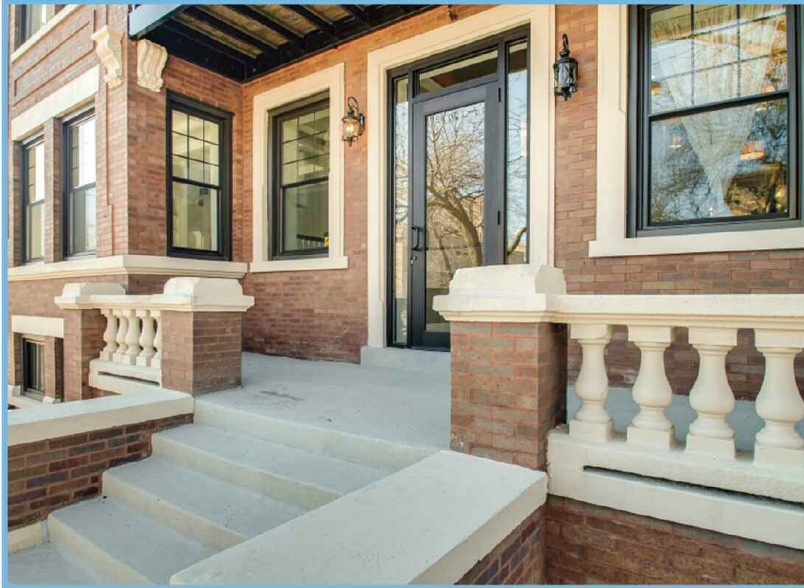


Before



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The Kingsford Estate on Michigan Ave. 5044 S. Michigan Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Annette Jakubczyk, Chicagoland Construction Group, LLC

General Contractor: Annette Jakubczyk, Chicago Construction Group, LLC

Architect: Artur Kaczmarek, Bugaj Architects

Real Estate Agent: Hasani Steele, Steele Consulting - RE/MAX Premier Properties

Once abandoned, this elegantly remodeled restoration project may be one of Chicago's finest. Green features include tankless water heaters, 90 percent-plus efficiency furnaces and highly rated insulation. Duplexes include a movie theatre, gourmet kitchen, marble baths and a family room with built-ins and crawford ceilings. Features also include an oversized deck and garage. Despite challenges remaining in the market, both 3-bedroom and 4-bedroom units sold. This project is paving the way and offering inspiration to developers and investors.



After



Before



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2013 gna



5922 S. King Drive, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Gerese Tadros, Prime Capital Group, LLC

General Contractor: Pedro Orduno

Real Estate Agent: Hasani Steele, Steele Consulting - RE/MAX Premier Properties

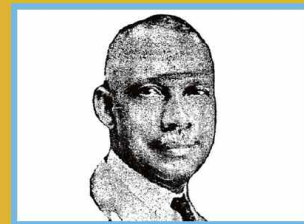
The history of this formerly abandoned Washington Park single-family home can be traced back to Chicago real estate great Jesse Binga, founder of the first African-American Bank – prior to the Civil Rights Movement when many African-Americans were denied bank accounts. The renovated 3,500-square-foot mini-mansion today honors Binga, its original builder, with exceptional craftsmanship. Detailing in the 3-bedroom, 4 & 1/2 bath home includes hardwood with cherry inlays, stone fireplaces, a gourmet kitchen and an oversized double lot with a side drive.



After

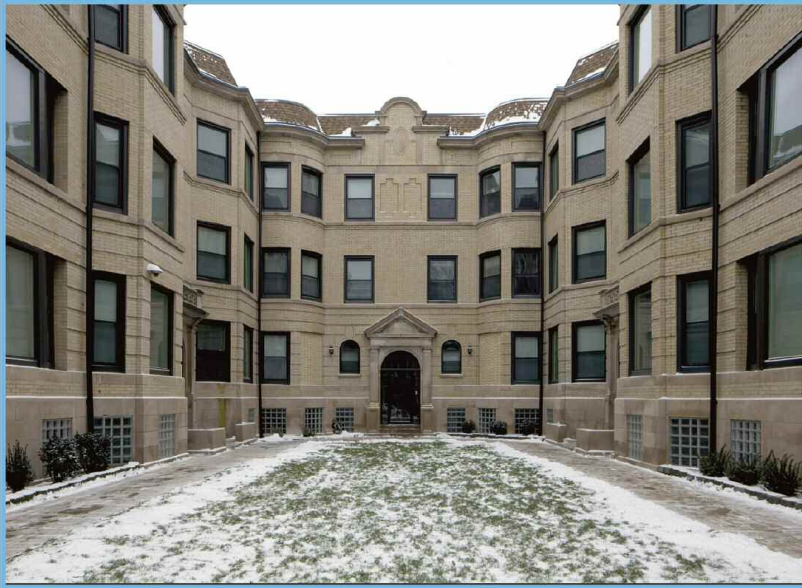


Before



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6034 S. Prairie Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Christopher Woods, Three Corners Development

General Contractor: Karol Weyman, Madison Construction

Architect: Pat Thompson, Manske Dieckmann Thompson

This project's scope of work encompassed the highest quality interior and exterior construction. The building's residents now enjoy a modern, amenity-rich, and healthy environment with spacious units flooded with natural light. All amenities were made available to families earning below 50 percent of AMI, preserving both the quality and affordability of Washington Park's historic housing stock. Improvements include maple hardwood floors throughout, stone shower surrounds and vanity tops, a geothermal heat pump and central A/C, and controlled security access including wireless video.

After



Before



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6428 S. Kolin Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Sun River Properties

General Contractor: Sun River Properties

Real Estate Agent: Frank Montro, Oak Realty

Formerly a vacant, unimproved home in Chicago's West Lawn neighborhood, this property was distinguished as the unkempt home on a nice block. Challenges faced in its renovation included court violations, permits and plans required by the city, and the time involved in the demo and clean-out process. Now complete, the home's renovation includes a top-of-the-line gourmet kitchen and master suite with private bathroom. The project has added a saleable home to help stabilize its community and attract families that will add to the economy.



After

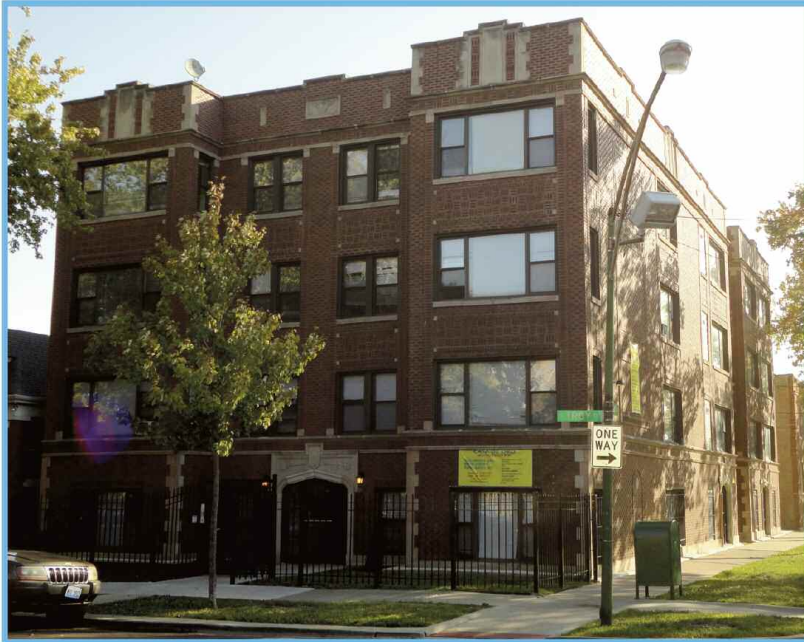


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6355-57 S. Troy Street, Chicago

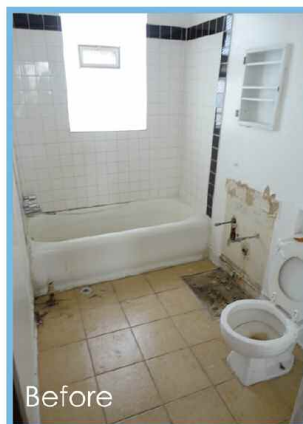
Residential/Multi-Unit Renovation

Nominator/Owner: Bart Lazarczyk, LB Real Estate Group, LLC

General Contractor: Jolanta Whipple, Bumblebee Group, LLC

Financing: Ted Brzyski, Community Investment Corporation

Formerly a vacant, heavily damaged property in the Chicago Lawn neighborhood, this property was redeveloped to follow the triple bottom line principle emphasizing its social and environmental impact. The building required a full gut rehab and major systems replacements. To fulfill his goal, the developer worked with the Center for Neighborhood Technology and other local organizations to implement energy efficiency measures, such as temperature control systems and better insulation. The completed building was leased to Thresholds, which provides housing and mental health services to its residents.



After



Before



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7263 S. Coles Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Al Goldstein, Pangea Real Estate

In summer 2010, Pangea acquired this formerly boarded-up, gutted, distressed 30-unit property. Located on a tree-lined street a block from Lake Michigan, the building was fully renovated to include features such as individual furnaces, new plumbing, aluminum windows, porches, hardwood floors and a laundry room. A controlled-access (buzzer) system, motion sensor security cameras and gates were installed for extra security. The building is now a positive force in its South Shore neighborhood, offering quality and affordable pricing. It is 100-percent occupied.

After



Before



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7943 S. Essex Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: John Brauc, CheckMate Realty & Development, Inc.

General Contractor: John Brauc, CheckMate Realty & Development, Inc.

Financing: James Lackland, Community Investment Corporation

This building had one tenant who moved out within two weeks of the property being acquired. Subsequent renovations included electrical service upgrades and new porches, windows and cement walkways. The roof cavity was air-sealed and insulated for energy efficiency, intercoms were installed and kitchens and bathrooms remodeled. Work also entailed sanding hardwood floors and patching and painting in the apartments and hallway.



Before



Before

After



Before



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8000 S. Paulina Street, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Al Goldstein, Pangea Real Estate

This property's long history of drugs and violence stopped when Pangea took over and completely rehabilitated the building and surrounding neighborhood. The building was gutted and renovated with new appliances, drywall and wireless Internet service. Sewer lines were cleaned, landscape beautified and an intercom system and security cameras installed for safety. Partnership with a local development non-profit, Greater Auburn Gresham Development Corporation (GAGDC), helped combat against drug dealers and gang members. This is a successful step toward improving the Auburn Gresham community with a new option for living in a safe environment.



After



Before



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2013 gna



8251 S. Ellis Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Al Goldstein, Pangea Real Estate

Located in Chatham, this historic building is in an area rife with challenges noted by a neighborhood watch group and the Chicago Police. Prior to acquisition it was gutted, vacant and boarded-up, creating continual troubles for its community. Today, full rehab entails new plumbing, electric systems and laundry rooms. Security cameras are being installed. All units have new kitchens, bathrooms, hardwood floors and boiler heat. The building is 100-percent occupied. Pleased to have helped preserve this property and provide extra stability to Chatham, Pangea is committed to improving local quality-of-life.



After



Before



2013 Honorable Mentions

Off The Traxx

3144 S. Oak Park Avenue, Berwyn

Commercial Renovation

Nominators/Owners: Eddie Wilkowski and Todd Zaragoza

6727 W. Stanley Avenue, Berwyn

Commercial Renovation

Nominator/Owner: Cory Glaberson, Reel Art Collectibles

General Contractor: Rick Easty, The Heartland Construction Group

Architect: Doug Madel, DMA Architects NorthStar Studio

Big Guys Sausage Stand

7021 W. Roosevelt Road, Berwyn

Commercial Renovation

Nominator/Owner: Brendan O'Connor, Big Guys Sausage Stand Inc.

Contractor: Chuck Jenks, TC Builders

Architect: Simon Batistich, Batistich Architects

Real Estate Agent: Zak Knebel, Weichert REALTORS®

1533 W. Wellington Avenue, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: Brian Wallace

General Contractors: Thomas Perkins and John Ronan, Ronan Construction

Real Estate Agent: Azeem Khan, The Khan Group, Century 21 S.G.R., Inc.

2115 W. Warner Avenue, Chicago

Residential/Multi-Unit New Construction

Nominator/Owner: Kirk Wagenbach & Siv Sjöholm

General Contractor: Ronan Construction, LLC

Architect: 360 Design Studio

Real Estate Agent: Emily Connolly, Joyce & Kerrigan Real Estate

4711 N. Monticello Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: Bill Williams, KMW Communities, LLC

General Contractor: TJM Development, Inc.,

Financing: PNC Bank

Architect: Mark Peters, Studio Dwell, Inc.

Real Estate Agent: Lisa A. Thompson, Century 21 S.G.R., Inc.

7549-53 S. Essex Avenue, Chicago

Residential/Multi-Unit Renovation

Nominator/Owner: John Brauc, CheckMate Realty & Development, Inc.

General Contractor: John Brauc, CheckMate Realty & Development, Inc.

Financing: James Lackland, Community Investment Corp.

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