

1830 W. Irving Park Road, New 16 Condo Apts, First Floor Commercial Space

Below is info on the project which is a continuation of a project that originally proposed three identical condo buildings with commercial on first floor. The second building in the middle lot is now under construction.

8/1/12 update from developer: "Over the last two or so weeks, the masons have been building the core of the building in preparation for the iron workers. Yesterday, the iron workers began erecting the steel. This process is expected to take 35 to 45 days to complete. As they progress upward, the masons and cement masons will be following them. We have kept the ally very clean, and have done our best to use Irving Park as the main access onto the site. Especially since the Metra renovation has closed the east end of the ally. We sweep up Irving on a daily basis and try to keep the mesh on the construction fence tidy as well."

From: <http://www.chicagomag.com/Chicago-Magazine/March-2010/Green-developer-Jim-Jaeger-attempts-encore-of-Eco-North-in-North-Center/>

Green developer Jim Jaeger attempts encore of Eco North in North Center

By Dennis Rodkin



NORTH CENTER
FROM \$370,000
TO \$399,000

Despite the slowdown in new construction, Jim Jaeger, a veteran developer in Chicago's North Center neighborhood, intends to embark on his second environmentally friendly building this spring. Inspired by the success of Eco North, his 16-unit project at 1820-1842 West Irving Park Road, Jaeger now plans to build an identical building immediately to the east.

With Eco North, Jaeger's JCJ Development worked with the architect Jonathan Splitt "to be green from the start," Jaeger says. The five-story building has lots of green finishes, including dual-flush toilets, high-efficiency furnaces and windows, bamboo floors, and paints that are low in volatile organic compounds. Jaeger estimates that his green building approach costs about 15 percent more than a typical building project, but he is not passing those additional costs along to buyers, who "are going to benefit in the long run from lower utility bills," he says.

The three remaining units at Eco North are each two-bedroom layouts that range in price from \$370,000 to \$399,000; Jaeger's mother, Mary Jaeger, of Baird & Warner, is handling sales. Indoor parking is included in the price.