

**Tragically, over five million dogs are abandoned every year because of behavior problems.\***

**The real tragedy is, most of them could have been helped.**

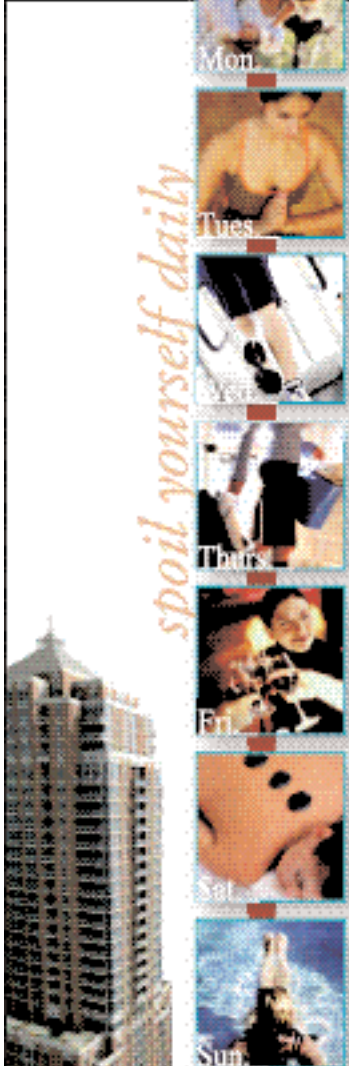
Behavior problems, such as biting, growling, howling, destroying things, and urinating or defecating when left alone, are the number-one reason that dogs are abandoned, left in shelters or euthanized. But now, veterinarians have effective and innovative new ways of treating behavior problems. So, if you're concerned about your dog's behavior, schedule an appointment with your family veterinarian today.



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\* JAVMA 210 (8):1148-1150, April 15, 1997.

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Three decorated model residences will grand open on June 24 at Pebblewood Court Condominiums, a 220-unit garden apartment community being converted to condos in Hanover Park

# Three models debut at Pebblewood Court

Three decorated model residences will grand open June 24th at Pebblewood Court Condominiums, a 220-unit garden apartment community being converted to condominiums in northwest suburban Hanover Park.

The grand opening celebration at Pebblewood Court Condominiums will include a two-day "tent event" on June 24th and June 25th featuring catered food and music, according to Kargil Development Partners, LLC, the developers.

Potential buyers are welcome to enjoy the festivities and tour the three decorated condominium models at the sales center located at 2230 Breezewood Terrace on Lake Street. In addition, a special real estate broker open house is scheduled for June 20th.

"Pebblewood Court is an ideal community for first-time buyers because we are offering affordable homes only stone's throw from shopping, entertainment, Metra trains and many other village amenities," said Jerry Karlik, partner of Chicago-based Kargil Development.

The 11-building Pebblewood Court community is nestled in a 10-acre park-like setting with an outdoor swimming pool, pool house and beautiful landscaping only three blocks from the new

Metra train station, said Karlik.

The development offers a mix of 1-bedroom and 2-bedroom condominiums with 1, 1-1/2 or 2 baths and 735 to 980 square feet of living area. Base prices range from \$119,800 to \$168,800, said Jim Psychogios, sales manager for Frankel & Giles Real Estate, the exclusive sales and marketing agent.

The three models include the residence "A" model and two "E" residence models. The three models were decorated by Glencoe based Pam Morgan Maher Design Service.

"My goal was to appeal to a broad, diverse buyer," said Pam Maher, designer of the Pebblewood Court models. "The purpose of the models was to show a fresh new look that was updated, fun and would appeal to first-time buyers."

■ Residence 6, the first model is an "A" floor plan design shown "as is" without upgrades. This 1-bedroom, 1-bath unit features 735 square feet of living area. It ranges in price from \$121,800 to \$130,800. Residents also pay a monthly maintenance assessment of \$191.

■ Residence 4, the second model is an "E" floor-plan design, which features some builder upgrades. This 2-bedroom, 1-1/2-bath unit, located at the 4 corners of the develop-



The models are decorated with furniture from West Elm and Ikea to give potential buyers an idea of what is achievable.

ment, features 980 square feet of living area. It ranges in price from \$146,800 to \$160,800. Residents also pay a monthly maintenance assessment of \$255.

■ Residence 19, the third model is an "E" floor plan located on the top floor. It is fully upgraded to illustrate what the developer's total optional package includes.

The price of 1-bedroom units at Pebblewood Court include one outdoor parking space, and 2-bedroom units come with two parking spaces.

Visitors to Residence 19 are welcomed guests into the center of the condominium. To the immediate left is the bath, which is across from the entry way to one of the two bedrooms.

To the far left is the 11-by-17-foot master bedroom suite with private powder room, walk-in closet. Plush carpeting is featured in both bedrooms.

To the immediate right is the dining and living rooms where new sliding glass doors open to the private balcony.

To the far right is the 10-by-12-foot kitchen featuring hardwood floors, 42-inch oak cabinetry, extra above-counter shelving space and granite countertops. A new stainless-steel appliance package includes refrigerator, range, microwave, and a new dishwasher and garbage disposal creating a very sleek and stylish look.

"All of the décor and furniture used in the Residence 19 model was bought at retail prices from West Elm and Ikea," said Maher. "This was done intentionally to show that this type of interior décor is achievable for all buyers."

Each unit is equipped with individual air conditioning, new high-efficiency thermal windows, new sliding glass doors as well as a new dishwasher and disposal.

Each building at Pebble features stone-tile entryways, individual storage lockers and holds

a laundry facility.

Like many established suburbs, Hanover Park currently is drafting plans to expand and improve its central business district.

Currently, Hanover Park is in the progress of developing a Tax Increment Financing (TIF) district that encompasses 23 vacant acres across from the Metra train station and is to help create a more urban setting, said Martin Stern, of Chicago-based U.S. Equities Realty, LLC, chairman of the technical assistance panel (TAP) held in Hanover Park.

Primarily, the Village Center TIF Area is intended to create a central mixed-use "downtown" style development for the village of Hanover Park. This concept would utilize the strategic central location at Lake Street and Barrington Road to enhance the community's identity by creating a focal point for the Village.

Once the TIF is in place, private investment is expected follow and the value of the Pebblewood Court condominiums likely will rise, real estate experts say.

"Having 23 acres of vacant downtown land is rare, particularly next to transit. We need to undertake the project quickly in order to capture the TIF increment and build upon its success," said Marc Hummel, the village manager in Hanover Park for the past 17 years.

Office hours for the Pebblewood Court sales center located at 2230 Breezewood Terrace are Monday through Friday from noon to 7 p.m. and Saturday and Sunday from 11 a.m. to 5 p.m.

For more information please contact the sales office at (630) 213-8880 or visit pebblewood-court.com.

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